

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, FEBRUARY 16, 2005  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK 10007**

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

| CAL NO. | ULURP NO.       | CD NO | PROJECT NAME                                  | C.P.C. ACTION                |
|---------|-----------------|-------|---|------------------------------|
| 1       | N 050251 HAK    | 14    | CAMBA   | Scheduled to be Heard 3/2/05 |
| 2       | C 040405 ZSK    | 4     | ENGINE 277/LADDER 112                         | " "                          |
| 3       | C 040404 PSK    | 4     | " "   | " "                          |
| 4       | C 050175 PSK    | 11    | SOUTH/WEST BROOKLYN TRANSFER STATION          | " "                          |
| 5       | C 050176 PSK    | 7     | HAMILTON AVENUE TRANSFER STATION              | " "                          |
| 6       | C 050174 PSQ    | 7     | NORTH SHORE TRANSFER STATION                  | " "                          |
| 7       | C050173 PCM     | 8     | EAST 91 <sup>ST</sup> STREET TRANSFER STATION | " "                          |
| 8       | C 050159 HAM    | 7     | MONTEREY GARAGE                               | " "                          |
| 9       | C 050164 HAM    | 10    | THE KALAHARI                                  | " "                          |
| 10      | C 050132 PCK    | 7     | ENGINE 201 FIRE HOUSE                         | Hearing Closed               |
| 11      | C 050095 ZSK    | 2     | 110 LIVINGSTON STREET GARAGE                  | " "                          |
| 12      | C 040163 ZSM    | 1     | 45 LISPENARD STREET                           | " "                          |
| 13      | C 050045 PQQ    | 13    | CHARLES DREW DAY CARE CENTER                  | " "                          |
| 14      | C 050194 ZMQ    | 12    | SPRINGFIELD GARDENS REZONING                  | " "                          |
| 15      | C 050149 ZMQ    | 11    | BAYSIDE REZONING/R2A TEXT                     | " "                          |
| 16      | N 050148 ZRY    | cw    | " "   | " "                          |
| 17      | N 050148(A) ZRY | cw    | " "   | " "                          |

| COMMISSION ATTENDANCE:                   | Present (P)<br>Absent (A) | COMMISSION VOTING RECORD:                       |    |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|---------------------------|---|----|--|--|--|--|--|--|--|--|--|--|--|--|--|
|  |                           | In Favor - Y Oppose - N Abstain - AB Recuse - R |    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Calendar Numbers:                        |                           | 18  | 19 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Amanda M. Burden, AICP, Chair            | P                         | Y   | Y  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Kenneth J. Knuckles, Esq., Vice Chairman | P                         | Y   | Y  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Angela M. Battaglia                      | P                         | Y   | Y  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Irwin Cantor, P.E.                       | P                         | Y   | Y  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Angela R. Cavaluzzi, R.A.                | P                         | Y   | Y  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Alfred C. Cerullo, III                   | P                         | Y   | Y  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Richard W.Eaddy                          | P                         |   |    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Jane D. Gol                              | P                         | Y   | Y  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lisa A. Gomez                            | P                         | Y   | Y  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Christopher Kui                          | P                         | Y   | Y  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| John Merolo                              | P                         | Y   | Y  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Karen A. Phillips                        | A                         |   |    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Dolly Williams, Commissioners            | P                         | Y   | Y  |  |  |  |  |  |  |  |  |  |  |  |  |  |

MEETING ADJOURNED AT: 11:55 A.M.

NOTE: Commissioner Eddy was not present for the votes.



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

---

**CITY PLANNING COMMISSION**

---

**WEDNESDAY, FEBRUARY 16, 2005**

---

**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. 4]**

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

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

A

**CITY PLANNING COMMISSION**

---

GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

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

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

---

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

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

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

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

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

**B**  
**CITY PLANNING COMMISSION**

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

**AMANDA M. BURDEN**, *AICP, Chair*

**KENNETH J. KNUCKLES**, *Esq., Vice Chairman*

**ANGELA M. BATTAGLIA**

**IRWIN G. CANTOR**, *P.E.*

**ANGELA R. CAVALUZZI**, *R.A.*

**ALFRED C. CERULLO, III**

**RICHARD W. EADDY**

**JANE D. GOL**

**LISA A. GOMEZ**

**CHRISTOPHER KUI**

**JOHN MEROLO**

**KAREN A. PHILLIPS**

**DOLLY WILLIAMS**, *Commissioners*

**YVETTE V. GRUEL**, *Calendar Officer*

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

**ORDER OF BUSINESS AND INDEX**

**WEDNESDAY, FEBRUARY 16 , 2005**

|  |    |
|--|----|
| Roll Call; approval of minutes .....                           | 1  |
| I. Scheduling of March 2, 2005 .....                           | 1  |
| II. Public Hearings .....                                      | 6  |
| III. Reports .....   | 38 |
| IV. Schedule of Meetings: January 1, 2005 - June 30, 2005..... | 40 |

**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 March 2, 2005 at Spector Hall 22 Read Street, New York, at 10:00 a.m.

C

**GENERAL INFORMATION**

**HOW TO PARTICIPATE:**

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

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

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

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

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

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

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ Identification No.: \_\_\_\_\_ CB No.: \_\_\_\_\_

Position: Opposed \_\_\_\_\_

In Favor \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

Address \_\_\_\_\_ Title: \_\_\_\_\_

**FEBRUARY 16, 2005**

---

**APPROVAL OF MINUTES OF Regular Meeting of February 2, 2005**

---

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, MARCH 2, 2005  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

---

**BOROUGH OF BROOKLYN**

**No. 1**

***CAMBA***

**CD 14**

**N 050251 HAK**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) The designation of property located at 1247 Flatbush Avenue (Block 5210, Lot 17), as an Urban Development Action Area; and
- 2) An Urban Development Action Area Project for such area;

to facilitate development of a four-story building tentatively known as CAMBA, with approximately 46 units of housing for low income persons, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

**Resolution for adoption scheduling March 2, 2005 for a public hearing.**

---

**Nos. 2 and 3**

***ENGINE 277/LADDER 112***

**No. 2**

**CD 4**

**C 040405 ZSK**

**IN THE MATTER OF** an application submitted by the Fire Department pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-67 of the Zoning Resolution:

1. to allow a fire station in a Residence District; and
2. to modify the requirements of Sections 23-14 (Minimum Required Open Space, Maximum Lot Coverage and Floor Area Ratio) to increase the permitted floor area ratio and percentage of lot coverage to that permitted by Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage)

to facilitate the construction of a 3-story approximately 10,775 square-foot fire station on property located at 580-582 Knickerbocker Avenue (Block 3343, Lot 29 and part of Lot 1), in an R6 District.

**Resolution for adoption scheduling March 2, 2005 for a public hearing.**

---

**No. 3**

**CD 4**

**C 040404 PSK**

**IN THE MATTER OF** an application submitted by the Fire Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection of property located at 580-582 Knickerbocker Avenue (Block 3343, part of lot 1); for use as a fire station.

**Resolution for adoption scheduling March 2, 2005 for a public hearing.**

---

**No. 4**

***SOUTH/WEST BROOKLYN TRANSFER STATION***

**CD 11**

**C 050175 PSK**

**IN THE MATTER OF** an application submitted by the Department of Sanitation pursuant to Section 197-c of the New York City Charter, for site selection of property located at 1824 Shore Parkway (Block 6943, part of lot 30), for use as a Marine Transfer station.

**Resolution for adoption scheduling March 2, 2005 for a public hearing.**



**No. 5**

***HAMILTON AVENUE TRANSFER STATION***

**CD 7**

**C 050176 PSK**

**IN THE MATTER OF** an application submitted by the Department of Sanitation pursuant to Section 197-c of the New York City Charter, for site selection of property located at 488 Hamilton Avenue (Block 625, part of lot 2 and part of lot 250), for use as a Marine Transfer Station.

**Resolution for adoption scheduling March 2, 2005 for a public hearing.**



**BOROUGH OF QUEENS**

**No. 6**

***NORTH SHORE TRANSFER STATION***

**CD 7**

**C 050174 PSQ**

**IN THE MATTER OF** an application submitted by the Department of Sanitation, pursuant to Section 197-c of the New York City Charter, for site selection of property located at 120-15 31<sup>st</sup> Avenue (Block 4346, part of lot 75), for use as a Marine Transfer station.

**Resolution for adoption scheduling March 2, 2005 for a public hearing.**

---

**BOROUGH OF MANHATTAN**

**No. 7**

***EAST 91<sup>ST</sup> STREET TRANSFER STATION***

**CD 8**

**C 050173 PCM**

**IN THE MATTER OF** an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at East 91<sup>st</sup> Street and the East River (Block 1587, lot 27, property adjacent to lot 27 in the East River, a part of Block 1587, lot 1, and a portion of property over the Franklin D. Roosevelt Drive), for use as a Marine Transfer station.

**Resolution for adoption scheduling March 2, 2005 for a public hearing.**

---

**No. 8**

***MONTEREY GARAGE***

**CD 7**

**C 050159 HAM**

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

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 137-139 West 89<sup>th</sup> Street (Block 1220, Lot 10) as an Urban Development Action Area;
  - b) an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the sale of an existing five-story garage through the Asset Sales Program.

**Resolution for adoption scheduling March 2, 2005 for a public hearing.**

---

**No. 9**

***THE KALAHARI***

**CD 10**

**C 050164 HAM**

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 59-65, and 31-35 West 115<sup>th</sup> Street and 24-48 West 116<sup>th</sup> Street, p/o Sites 32A and 33, within the Milbank Frawley Circle West Urban Renewal Area (Block 1599 Lots 13-15, 17-18, 47-53, 56, 58-59) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and

- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of an eight- and twelve-story mixed-use building, tentatively known as the Kalahari, with approximately 249 residential units, commercial and community facility space, to be developed under HPD's Cornerstone Program.

**Resolution for adoption scheduling March 2, 2005 for a public hearing.**

---

**II. PUBLIC HEARINGS**

---

**BOROUGH OF BROOKLYN**

**No. 10**

***ENGINE 201 FIRE HOUSE***

**CD 7**

**C 050132 PCK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Fire Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 5117 Fourth Avenue ( Block 799, Lot 3); for use as a fire station.

(On February 2, 2005, Cal. No. 1, the Commission scheduled February 16, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 11**

***110 LIVINGSTON STREET GARAGE***

**CD 2**

**C 050095 ZSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Two Trees Management Corporation and the 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 74-52 of the Zoning Resolution **to allow an attended public parking garage with a maximum capacity of 333 spaces (including 42 accessory spaces) on a portion of the first floor, in the cellar and the sub-cellar of an existing 12-story mixed use building on property located at 110 Livingston Street** (Block 269, Lot 1), in a C5-4 District, within the Special Downtown Brooklyn District.

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

(On February 2, 2005, Cal. No. 2, the Commission scheduled February 16, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF MANHATTAN**

**No. 12**

***45 LISPENARD STREET***

**CD 1**

**C 040163 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Lispenard Studios Corp. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 111-50 of the Zoning Resolution **to modify the use regulations of Sections 111-101 and 111-102(b) to allow two loft dwellings on the first floor and mezzanine and accessory uses in the cellar floor of an existing 9-story building located at 45 Lispenard Street** (Block 216, Lot 26), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B1).

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

(On February 2, 2005, Cal. No. 3, the Commission scheduled February 16, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF QUEENS**

**No. 13**

***CHARLES DREW DAY CARE CENTER***

**CD 13**

**C 050045 PQQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for acquisition of property located at 109-45 207<sup>th</sup> Street (Block 10917, Lot 29), for continued use as a day care center.

(On February 2, 2005, Cal. No. 4, the Commission scheduled February 16, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 14**

***SPRINGFIELD GARDENS REZONING***

**CD 12**

**C 050194 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 18c, 18d, 19a, and 19b:**

- 1. changing from an R3-2 District to an R3X District property bounded by** Guy R. Brewer Boulevard, 134<sup>th</sup> Avenue, a line midway between Guy R. Brewer Boulevard and 161<sup>st</sup> Street, a line 110 feet southeasterly of 134<sup>th</sup> Avenue, a line 100 feet northeasterly of Rockaway Boulevard, a line 140 feet southwesterly of 154<sup>th</sup> Street, 132<sup>nd</sup> Avenue, 153<sup>rd</sup> Street, and Baisley Boulevard; and
- 2. changing from an R3-2 District to an R3-1 District property bounded by**

Guy R. Brewer Boulevard, North Conduit Avenue, Baisley Boulevard South, 133<sup>rd</sup> Avenue, Grannatt Place, 132<sup>nd</sup> Street, Baisley Boulevard South, Baisley Boulevard, 153<sup>rd</sup> Street, 132<sup>nd</sup> Street, a line 140 feet southwesterly of 154<sup>th</sup> Street, a line 100 feet northeasterly of Rockaway Boulevard, a line 110 feet southeasterly of 134<sup>th</sup> Avenue, a line midway between Guy R. Brewer Boulevard and 161<sup>st</sup> Street, and 134<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated December 6, 2004.

(On February 2, 2005, Cal. No. 8, the Commission scheduled February 16, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**Nos. 15, 16 and 17**

***BAYSIDE REZONING/R2A TEXT***

**No. 15**

**CD 11**

**C 050149 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 10c, 10d, 11a and 11b:**

1. eliminating from an existing R2 District a C1-2 District bounded by:
  - (a) a line 150 feet northerly of Horace Harding Expressway, 211<sup>th</sup> Street, a line 100 feet northerly of Horace Harding Expressway, and 210<sup>th</sup> street; and
  - (b) a line 150 feet northerly of Horace Harding Expressway, 217<sup>th</sup> Street, a line 100 feet northerly of Horace Harding Expressway, and 215<sup>th</sup> street;
2. eliminating from an existing R3-2 District a C1-2 District bounded by:
  - (a) a line 150 feet northerly of 35<sup>th</sup> Avenue, the westerly service road of Clearview Expressway, a line 100 feet northerly of 35<sup>th</sup> Avenue, and 205<sup>th</sup>

street; and

- (b) a line 150 feet northerly of 48<sup>th</sup> Avenue, a line 150 feet westerly of Bell Boulevard, 47<sup>th</sup> Avenue, a line 100 feet westerly of Bell Boulevard, a line 100 feet northerly of 48<sup>th</sup> Avenue, 212<sup>th</sup> Street, 48<sup>th</sup> Avenue, 212<sup>th</sup> Street, a line 100 feet southerly of 48<sup>th</sup> Avenue, Bell boulevard, a line 150 feet southerly of 48<sup>th</sup> Avenue, 211<sup>th</sup> Street, 48<sup>th</sup> Avenue, and 211<sup>th</sup> street;
3. changing from an R2 District to an R1-2 District property bounded by:
- (a) 24<sup>th</sup> Avenue and its northeasterly centerline prolongation, Cross Island Parkway, 28<sup>th</sup> Avenue, and Bell Boulevard;
  - (b) a line 100 feet northerly of 29<sup>th</sup> Avenue, 216<sup>th</sup> Street, a line 130 feet northerly of 31<sup>st</sup> Road, a line 150 feet easterly of 216<sup>th</sup> Street, 31<sup>st</sup> Road, a line 250 feet easterly of 216<sup>th</sup> Street, 32<sup>nd</sup> Avenue, 215<sup>th</sup> place, 33<sup>rd</sup> Road, 214<sup>th</sup> Place, 33<sup>rd</sup> Avenue, 214<sup>th</sup> Street, a line 100 feet northerly of 33<sup>rd</sup> Avenue, Bell Boulevard, the easterly prolongation of the center line of 32<sup>nd</sup> Avenue, 214<sup>th</sup> Street, 29<sup>th</sup> Avenue, and Bell Boulevard; and
  - (c) 35<sup>th</sup> Avenue and its easterly centerline prolongation, Cross Island Parkway, a line 100 feet northerly of 41<sup>st</sup> Avenue (straight portion) and its easterly prolongation, 223<sup>rd</sup> Street, 38<sup>th</sup> Avenue, 222<sup>nd</sup> Street, 37<sup>th</sup> Avenue, and 221<sup>st</sup> Street and its northerly centerline prolongation;
4. changing from an R2 District to an R2A District property bounded by:
- (a) 26<sup>th</sup> Avenue, Bell Boulevard, 28<sup>th</sup> Avenue, Cross Island Parkway, 35<sup>th</sup> Avenue and its easterly centerline prolongation, 221<sup>st</sup> Street and its northerly centerline prolongation, 37<sup>th</sup> Avenue, 222<sup>nd</sup> Street, 38<sup>th</sup> Avenue, 223<sup>rd</sup> Street, a line 100 feet northerly of 41<sup>st</sup> Avenue (straight portion) and its easterly prolongation, Cross Island Parkway, the northerly boundary line of Long Island Rail Road (LIRR) right-of-way, 221<sup>st</sup> Street, 41<sup>st</sup> Avenue and its easterly centerline prolongation, 217<sup>th</sup> Street, Corbett Road, 35<sup>th</sup> Avenue, 214<sup>th</sup> Place, 34<sup>th</sup> Road and its westerly centerline prolongation, a line 100 feet westerly of Bell Boulevard and its southerly prolongation, a line midway between Bell Boulevard and 213<sup>th</sup> Street and its northerly prolongation, 36<sup>th</sup> Avenue, 213<sup>th</sup> Street, 38<sup>th</sup> Avenue, a line midway between 212<sup>th</sup> and 213<sup>th</sup> Streets, 39<sup>th</sup> Avenue, 208<sup>th</sup> Street, the center line of LIRR right-of-way, Francis Lewis Boulevard, 38<sup>th</sup> Avenue, 203<sup>rd</sup> Street, 36<sup>th</sup> Avenue, and the westerly service road of Clearview Expressway; except within the area as described in 3 b);

- (b) a line 100 feet southerly of Northern Boulevard, a line 100 feet easterly of 220<sup>th</sup> Place, 46<sup>th</sup> Avenue, the westerly, northerly and easterly boundary of Alley Park, 46<sup>th</sup> Avenue, Springfield Boulevard, 47<sup>th</sup> Avenue, a line midway between 217<sup>th</sup> and 218<sup>th</sup> Streets, 46<sup>th</sup> Avenue, and 218<sup>th</sup> Street; and
  - (c) 47<sup>th</sup> Road, Springfield Boulevard, the southerly, westerly and northerly boundary of Alley Park, Springfield Boulevard, the southerly service road of Horace Harding Expressway, Oceania Street, the northerly service road of Horace Harding Expressway, a line midway between 207<sup>th</sup> and 208<sup>th</sup> Streets, 58<sup>th</sup> Avenue, 208<sup>th</sup> Street, 56<sup>th</sup> Avenue, 207<sup>th</sup> Street, 53<sup>rd</sup> Avenue, a line midway between 207<sup>th</sup> and 208<sup>th</sup> Streets, 48<sup>th</sup> Avenue, Oceania Street, a line 100 feet southerly of 48<sup>th</sup> Avenue, 211<sup>th</sup> Street, a line 150 feet southerly of 48<sup>th</sup> Avenue, Bell Boulevard, 48<sup>th</sup> Avenue, and 217<sup>th</sup> Street;
5. changing from an R3-1 District to an R3X District property bounded by:
- (a) 35<sup>th</sup> Avenue, 214<sup>th</sup> Place, 39<sup>th</sup> Avenue, Corp. Stone Street, 36<sup>th</sup> Avenue, and a line 150 feet easterly of Bell Boulevard (straight portion);
  - (b) the northerly boundary line of LIRR right-of-way, 217<sup>th</sup> Street and its northerly centerline prolongation, a line 100 feet southerly of 43<sup>rd</sup> Avenue, 215<sup>th</sup> Place, 43<sup>rd</sup> Avenue, a line midway between 215<sup>th</sup> Street and 215<sup>th</sup> Place, 42<sup>nd</sup> Avenue, and 216<sup>th</sup> Street and its northerly centerline prolongation; and
6. changing from an R3-1 District to an R3A District property bounded by 45<sup>th</sup> Road, a line 150 feet westerly of Bell Boulevard, 46<sup>th</sup> Road, and 211<sup>th</sup> Street;
7. changing from an R3-2 District to an R2A District property bounded by:
- (a) 34<sup>th</sup> Avenue, 205<sup>th</sup> Street, a line 100 feet southerly of 34<sup>th</sup> Avenue, the westerly service road of Clearview Expressway, a line 100 feet northwesterly of 35<sup>th</sup> Avenue, 201<sup>st</sup> Street, 35<sup>th</sup> Avenue, a line midway between 200<sup>th</sup> and 201<sup>st</sup> Streets, a line 100 feet southerly of 34<sup>th</sup> Avenue, and 202<sup>nd</sup> Street;
  - (b) a line 100 feet southerly of 36<sup>th</sup> Avenue, 203<sup>rd</sup> Street, 38<sup>th</sup> Avenue, Francis Lewis Boulevard, a line 100 feet northerly of 38<sup>th</sup> Avenue and its westerly prolongation, and a line midway between 202<sup>nd</sup> and 203<sup>rd</sup> Streets;
  - (c) 39<sup>th</sup> Avenue, Corp. Kennedy Street, a line 100 feet northerly of 41<sup>st</sup> Avenue, and 209<sup>th</sup> Street;
  - (d) the center line of LIRR right-of way, a line midway between 208<sup>th</sup> and 209<sup>th</sup> Streets and its northerly prolongation, a line 100 feet northerly of 42<sup>nd</sup>

Avenue, and a line midway between 201<sup>st</sup> and 202<sup>nd</sup> Streets and its northerly prolongation;

- (e) a line 100 feet southerly of 42<sup>nd</sup> Avenue, Corp. Kennedy Street, a line 100 feet northerly of Northern Boulevard, Clearview Rexpressway, a line 100 feet southerly of 43<sup>rd</sup> Avenue, 205<sup>th</sup> Street, 43<sup>rd</sup> Avenue, 203<sup>rd</sup> Street, a line 100 feet northerly of 43<sup>rd</sup> Avenue, and a line midway between 202<sup>nd</sup> and 203<sup>rd</sup> Streets;
  - (f) Corbett Road, 217<sup>th</sup> Street, 39<sup>th</sup> Avenue, and 216<sup>th</sup> Street;
  - (g) 41<sup>st</sup> Avenue and its center line prolongation, 221<sup>st</sup> Street, the northerly boundary line of LIRR right-of-way, Cross Island Parkway, the southerly boundary line of LIRR right-of-way, 223<sup>rd</sup> Street, 43<sup>rd</sup> Avenue, and 217<sup>th</sup> Street and its northerly centerline prolongation; and
  - (h) a line 100 feet southerly of 48<sup>th</sup> Avenue, Bell Boulevard, a line 150 feet southerly of 48<sup>th</sup> Avenue, and 211<sup>th</sup> Street;
8. changing from an R3-2 District to an R3A District property bounded by:
- (a) a line 100 feet southerly of 34<sup>th</sup> Avenue, a line midway between 200<sup>th</sup> and 201<sup>st</sup> Streets, 35<sup>th</sup> Avenue, and Jordan Street;
  - (b) a line 75 feet southeasterly of 35<sup>th</sup> Avenue, 203<sup>rd</sup> Street, a line 75 feet southerly of 35<sup>th</sup> Avenue, a line midway between 204<sup>th</sup> and 205<sup>th</sup> Streets, 36<sup>th</sup> Avenue, 203<sup>rd</sup> Street, a line 100 feet southerly of 36<sup>th</sup> Avenue, a line midway between 202<sup>nd</sup> and 203<sup>rd</sup> Streets, a line 100 feet northerly of 38<sup>th</sup> Avenue, a line midway between 200<sup>th</sup> and 201<sup>st</sup> Streets, a line 100 feet northerly of 36<sup>th</sup> Avenue, and 201<sup>st</sup> Street; and
  - (c) 45<sup>th</sup> Drive, 211<sup>th</sup> Street, 47<sup>th</sup> Avenue, and Oceania Street;
9. changing from an R3-2 District to an R3X District property bounded by:
- (a) 35<sup>th</sup> Avenue, Corbett Drive, 216<sup>th</sup> Street, 39<sup>th</sup> Avenue, 217<sup>th</sup> Street and its southerly centerline prolongation, the northerly boundary line of the LIRR right-of-way, the southerly prolongation of the center line of 215<sup>th</sup> Street, 41<sup>st</sup> Avenue, a line 100 feet easterly of the southerly prolongation of the easterly street line of 214<sup>th</sup> Place, the easterly prolongation of the center line of 41<sup>st</sup> Avenue, and 214<sup>th</sup> Place;
  - (b) 43<sup>rd</sup> Avenue, a line midway between 222<sup>nd</sup> and 223<sup>rd</sup> Streets, a line 100 feet

northerly of Northern Boulevard, and 217<sup>th</sup> Street; and

- (c) 45<sup>th</sup> Avenue, a line 100 feet easterly of 202<sup>nd</sup> Street, a line 100 feet southerly of 45<sup>th</sup> Avenue, a line 100 feet southerly of Northern Boulevard, 204<sup>th</sup> Street, 47<sup>th</sup> Avenue, 202<sup>nd</sup> Street, Rocky Hill Road, 47<sup>th</sup> Avenue, and Francis Lewis Boulevard;
10. changing from an R3-2 District to an R3-1 District property bounded by:
    - (a) a line 100 feet southerly of Northern Boulevard, Clearview Expressway, 45<sup>th</sup> Road, 211<sup>th</sup> Street, 45<sup>th</sup> Drive, Oceania Street, 48<sup>th</sup> Avenue, Rocky Hill Road, 202<sup>nd</sup> Street, 47<sup>th</sup> Avenue, and 204<sup>th</sup> Street; and
    - (b) 47<sup>th</sup> Avenue, a line 100 feet westerly of 213<sup>th</sup> Street, a line 100 feet northerly of 48<sup>th</sup> Avenue, and a line 100 feet easterly of 210<sup>th</sup> Street;
  11. changing from an R3-2 District to an R4B District property bounded by 47<sup>th</sup> Avenue, a line 100 feet easterly of 210<sup>th</sup> Street, a line 100 feet northerly of 48<sup>th</sup> Avenue, a line 100 feet westerly of 213<sup>th</sup> Street, 47<sup>th</sup> Avenue, Bell Boulevard, a line 100 feet southerly of 48<sup>th</sup> Avenue, Oceania Street, 48<sup>th</sup> Avenue, and Oceania Street;
  12. changing from an R3-2 District to an R4-1 District property bounded by 34<sup>th</sup> Avenue, the westerly service road of Clearview Expressway, a line 100 feet southerly of 34<sup>th</sup> Avenue, and 205<sup>th</sup> Street;
  13. changing from an R4 District to an R3X District property bounded by 34<sup>th</sup> Road, 214<sup>th</sup> Place, 35<sup>th</sup> Avenue, and a line 100 feet westerly of 214<sup>th</sup> Place;
  14. changing from an R4 District to an R4B District property bounded by a line 100 feet southerly of Northern Boulevard, a line midway between 215<sup>th</sup> Place and 216<sup>th</sup> Street, 46<sup>th</sup> Avenue, 215<sup>th</sup> Place, a line 100 feet southerly of 46<sup>th</sup> Avenue, a line midway between 215<sup>th</sup> Street and 215<sup>th</sup> Place, 48<sup>th</sup> Avenue, Bell Boulevard, 47<sup>th</sup> Avenue, a line 150 feet westerly of Bell Boulevard, 45<sup>th</sup> Road, and a line 100 feet easterly of Bell Boulevard; and
  15. changing from an R4A District to an R2A District property bounded by 39<sup>th</sup> Avenue, 210<sup>th</sup> Street, a line 100 feet northerly of 41<sup>st</sup> Avenue, and Corp. Kennedy Street;

as shown in a diagram (for illustrative purposes only) dated November 1, 2004.

(On February 2, 2005, Cal. No. 5, the Commission scheduled February 16, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

No. 16

Citywide

N 050148 ZRY

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article I, Chapter 1 (**Title, Establishment of Controls, and Interpretation of Regulations**) and Chapter 2 (**Construction of Language and Definitions**); Article II, Chapter 3 (**Bulk Regulations for Residential Buildings in Residential Districts**) and Chapter 5 (**Accessory Off-Street Parking and Loading Regulations**), establishing an R2A district.

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 1  
GENERAL PROVISIONS**

**Chapter 1  
Title, Establishment of Controls, and Interpretation of Regulations**

\* \* \*

**11-12  
Establishment of Districts**

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

Residence Districts

- R1-1 Single-Family Detached Residence District
- R1-2 Single-Family Detached Residence District

- R2 Single-Family Detached Residence District
- R2A Single-Family Detached Residence District
- R2X Single-Family Detached Residence District

\* \* \*

**12-10  
Definitions**

\* \* \*

Floor area

"Floor area" is the sum of the gross areas of the several floors of a #building# or #buildings#, measured from the exterior faces of exterior walls or from the center lines of walls separating two #buildings#. In particular, #floor area# includes:

\* \* \*

- (d) attic space (wether or not a floor has been laid) providing structural headroom of five feet or more in R2A, R2X, R3, R4 or R5 Districts and eight feet or more in other districts;

\* \* \*

- (i) floor space used for #accessory# off-street parking spaces provided in any #story# after June 30, 1989:

- (1) within #detached# or #semi-detached single-# or #two-family residences# in R2A, R2X, R3, R4 or R5 Districts, except that in R2A Districts, and in R3, R4A and R4-1 Districts in #lower density growth management areas#, #floor area# within such #residences# shall include only floor space in excess of 300 square feet for one such space and in excess of 500 square feet for two such spaces;

\* \* \*

- (6) which is unenclosed and covered by a #residential building or other structure# for at least 50 percent of such #accessory# off-street parking space in R2A, R2X, R3, R4 and R5 Districts.....

\* \* \*

- (m) floor space used for mechanical equipment that exceeds 50 square feet for the first #dwelling unit#, an additional 30 square feet for the second #dwelling unit# and an additional 10 square feet for each additional #dwelling unit# in R2A, R2X, R3, R4 and R5 Districts....

\* \* \*

However, the #floor area# of a #building# shall not include:

\* \* \*

- (4) attic space (whether or not a floor ~~actually~~ has been laid) providing structural headroom of less than five feet in R2A, R2X, R3, R4 or R5 Districts and less than eight feet in other districts;

\* \* \*

- (6) floor space used for #accessory# off-street parking spaces provided in any #story#:
  - (i) up to 200 square feet per required space existing on June 30, 1989 within #residential buildings# in R3, R4 or R5 Districts, except that in R2A Districts, and for #detached# or #semi-detached single-# or #two-family residences# in R3, R4A and R4-1 Districts within #lower density growth management areas#, #floor area# shall not include up to 300 square feet for one required space and up to 500 square feet for two required spaces;

\* \* \*

- (8) floor space used for mechanical equipment, except that in R2A, R2X, R3, R4, or R5 Districts, such exclusion shall be limited to 50 square feet for the first #dwelling unit#, an additional 30 square feet for the second #dwelling unit#, ...

\* \* \*

- (9) except in R2A, R2X, R3, R4 and R5 Districts, the lowest #story# (whether a #basement# or otherwise) of a #residential building#, provided that:
  - (i) such #building# contains not more than two #stories# above such #story#;

\* \* \*

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

\* \* \*

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

\* \* \*

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

\* \* \*

**23-141  
In R1, R2, R3, R4 or R5 Districts**

R1 R2 R3 R4 R5

Except as otherwise provided in Section 23-144 (For non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts), in the districts indicated, the minimum required #open space# or #open space ratio#, the maximum #lot coverage# and the maximum #floor area ratio# for any #building# on a #zoning lot# shall be as set forth in the following tables:

(a)

| District | Minimum Required #Open Space Ratio# | Maximum #Floor Area Ratio# |
|----------|-------------------------------------|----------------------------|
| R1 R2*   | 150.0                               | 0.50                       |

\* R2A and R2X ~~is~~ are subject to the provisions of paragraph (b).

(b)

| District   | Maximum #Lot Coverage# (in percent) | Minimum Required #Open Space# (in percent) | Maximum #Floor Area Ratio# |
|------------|-------------------------------------|--|----------------------------|
| R3A R3X    | governed by #yard# requirements     |  | .50                        |
| R4A R4-1   | governed by #yard# requirements     |  | .75                        |
| R2X        | governed by #yard# requirements     |  | .85                        |
| <u>R2A</u> | <u>35</u>                           | <u>65</u>                                  | <u>.50</u>                 |
| R3-1       | 35                                  | 65   | .50                        |
| R3-2       | 35                                  | 65   | .50                        |
| R4         | 45                                  | 55   | .75                        |

|     |    |    |      |
|-----|----|----|------|
| R4B | 55 | 45 | .90  |
| R5  | 55 | 45 | 1.25 |
| R5B | 55 | 45 | 1.35 |

In addition, the following rules shall apply:

- (1) In R2X, R3, R4, R4A and R4-1 Districts, except R3, R4A and R4-1 Districts within #lower density growth management areas#, the #floor area ratio# in this table may be increased by up to 20 percent provided that any such increase in #floor area# is located under a sloping roof which rises at least 3 and 1/2 inches in vertical distance for each foot of horizontal distance and the structural headroom of such #floor area# is between 5 and 8 feet.
- (2) In R2A Districts, and in R3, R4A and R4-1 Districts in #lower density growth management areas#, the #floor area ratio# in this table may be increased by up to 20 percent provided that any such increase in #floor area# is located in a portion of a #building# covered by a sloping roof that rises at least seven inches in vertical distance for each foot of horizontal distance.
- (3) In R3-2, R4 and R5 Districts, except R4A, R4B, R4-1 and R5B Districts, the permitted #floor area# of a #single-# or #two-family detached# or #semi-detached residence developed# after June 30, 1989 may be increased by 100 square feet if at least one enclosed #accessory# off-street parking space is provided in a garage located in the #side lot ribbon# pursuant to Section 23-12 (f) (Permitted Obstructions in Open Space), 23-441 (Location of garages in side yards of corner lots) or 23-442 (Location of garages in side yards of other zoning lots).
- (4) In R3, R4A and R4-1 Districts within #lower density growth management areas#, the permitted #floor area# of a #single-# or #two-family detached# or #semi-detached residence# may be increased by up to 300 square feet for one parking space and up to 500 square feet for two parking spaces provided such spaces are in a garage located in the #side lot ribbon# pursuant to Section 23-12 (f) (Permitted Obstructions in Open Space), 23-441 (Location of garages in side yards of corner lots) or 23-442 (Location of garages in side yards of other zoning lots). The provisions of this paragraph (4) shall also apply in R2A Districts, except where parking spaces are located within a #residential building#.

\* \* \*

## 23-22

### Maximum Number of Dwelling Units or Rooming Units

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

\* \* \*

FACTOR FOR DETERMINING MAXIMUM NUMBER OF DWELLING UNITS OR ROOMING UNITS

| District   | Factor for #Dwelling Units# | Factor for #Rooming Units# |
|------------|-----------------------------|----------------------------|
| R1-1       | 4,750                       |                            |
| R1-2       | 2,850                       |                            |
| R2         | 1,900                       |                            |
| <u>R2A</u> | <u>2,280</u>                |                            |
| R2X        | 2,900                       |                            |

\* \* \*

23-30  
LOT AREA AND LOT WIDTH REGULATIONS

\* \* \*

**23-32  
Minimum Lot Area or Lot Width for Residences**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except as provided in Section 23-33 (Special Provisions for Existing Small Lots), no #residence# is permitted on a #zoning lot# with a total #lot area# or #lot width# less than as set forth in the following table:

## REQUIRED MINIMUM LOT AREA AND LOT WIDTH

| Type of #Resi-<br>dence#    | Minimum #Lot Area#<br>(in sq. ft.) | Minimum #Lot Width#<br>(in feet) | District      |
|-----------------------------|------------------------------------|----------------------------------|---------------|
| #Single-family<br>detached# | 9,500                              | 100                              | R1-1          |
|                             | 5,700                              | 60                               | R1-2          |
|                             | 3,800                              | 40                               | R2 <u>R2A</u> |
|                             | 2,850                              | 30                               | R2X           |

\* \* \*

**23-40**  
**YARD REGULATIONS**

\* \* \*

**23-461**  
**Side yards for single- or two-family residences**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

## MINIMUM REQUIRED SIDE YARDS

| Number<br>Required | Required Total<br>Width (in feet) | Required Minimum Width of<br>any #Side Yard# (in feet) | District                          |
|--------------------|-----------------------------------|--|-----------------------------------|
| 2                  | 35                                | 15   | R1-1                              |
| 2                  | 20                                | 8  | R1-2                              |
| 2                  | 13                                | 5  | R2 <u>R2A</u> R3-1<br>R3-2 R4-R10 |

|   |    |    |                     |
|---|----|----|---------------------|
| 2 | 10 | 2* | R2X R3X R4A         |
| 1 | 8  | 0* | R3A R4-1 R4B<br>R5B |

\* \* \*

**23-541**

**Within one hundred feet of corners**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

**23-542**

**Along short dimension of block**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

**23-60**

**HEIGHT AND SETBACK REGULATIONS**

\* \* \*

**23-621**

**Permitted obstructions in certain districts**

\* \* \*

R2A R2X

(b) In the districts indicated, permitted obstructions are limited to those listed in paragraphs (b), (e) and (g) of Section 23-62. Dormers may be considered permitted obstructions if:

- (1) the aggregate width of dormers facing the #street line# is equal to not more

than 50 percent of the width of the #street wall line#;

- (2) the aggregate width of dormers facing the #rear lot line# is equal to not more than 50 percent of the #rear wall line#;
- (3) the aggregate width of dormers facing a #side lot line# is equal to not more than 50 percent of the width of a straight line connecting and perpendicular to the #street wall line# and the #rear wall line#, and
- (4) on a #corner lot#, the aggregate width of dormers facing a #side lot line# is equal to not more than 50 percent of the width of the #rear wall line# facing such #side lot line#.

\* \* \*

**23-631**  
**Height and setback in R1, R2, R3, R4 and R5 Districts**

R1 R2

- (a) In the districts indicated, except R2A and R2X Districts, the front wall or any other portion of a #building or other structure# shall not penetrate the #sky exposure plane# set forth in the following table:

\* \* \*

R2A R2X R3 R4 R4A R4-1

- (b) In the districts indicated, the height and setback of a #building or other structure# shall be as set forth herein except where modified pursuant to paragraphs (g) and (h) of this Section.

For the purposes of this Section, where #base planes# of different elevations apply to different portions of a #building or other structure#, each such portion of the #building# may be considered to be a separate #building#. Furthermore, for the purposes of this Section, #building segments# may be considered to be separate #buildings# and abutting #semi-detached buildings# may be considered to be one #building#.

The perimeter walls of a #building or other structure# are those portions of the outermost walls enclosing the #floor area# within a #building or other structure# at any level and height is measured from the #base plane#. Perimeter walls are subject to setback regulations at a maximum height above the #base plane# of:

|          |  |
|----------|--|
| 21 feet  | <u>R2A</u> R2X R3 R4A  |
| 25 feet  | R4 R4-1  |
| 26 feet* | R3 R4A R4-1<br>within #lower density growth management<br>areas# |

\* \* \*

(6) Special Situations

\* \* \*

~~R2X~~

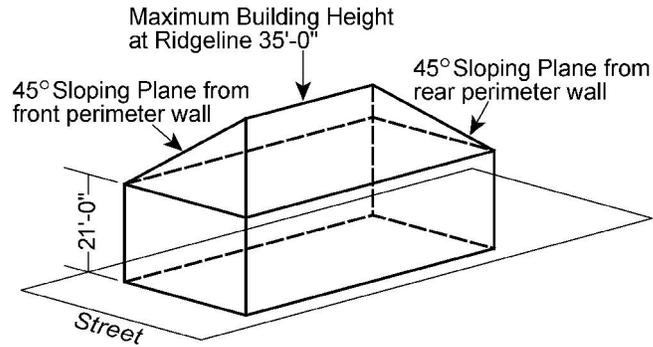
(ii) ~~In the district indicated, at the 21 foot maximum permitted height of a perimeter wall, sloping planes are projected inwards and upwards. From a permitted front perimeter wall, and from 21 feet above the #base plane# and 20 feet from and parallel to a #rear lot line#, such sloping planes shall not exceed a pitch of 45 degrees in relation to a plane drawn parallel to the base plane at a height of 21 feet. (See Figure H). Other sloping planes slope toward a ridge line at 35 feet and may not exceed a pitch of 80 degrees in relation to a plane drawn parallel to the #base plane# at a height of 21 feet.~~

FIGURE H

R2A R2X

(iii) In the districts indicated, at the 21 foot maximum permitted height of a perimeter wall, sloping planes are projected inwards and upwards toward a ridge line 35 feet above the #base plane#. Such sloping planes shall not exceed a pitch of 45 degrees where they project from front and rear perimeter walls. All other sloping planes shall not exceed a pitch of 80 degrees. All pitches are in relation to a plane drawn parallel to the #base plane# at a height of 21 feet. The perimeter walls of the #building# and such intersecting sloping planes define the building envelope, as shown in Figure H below. On #corner lots#, one #street wall# shall be designated as the front perimeter wall, and the building wall opposite such wall shall be designated the rear perimeter wall.

FIGURE H



\* \* \*

**25-631**

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

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

- (a) For #zoning lots# with #residential buildings# where not more than two #accessory# parking spaces are required:

R2A

- (1) In R2A Districts, the maximum width of a curb cut shall be 18 feet, and the maximum width of a driveway within a #front yard# shall be 20 feet. All #zoning lots# shall maintain at least 18 feet of uninterrupted curb space along each #street# frontage.

R2X R3 R4 R5

- (~~1~~) (2) In the districts indicated, except R4B and R5B Districts, and except as otherwise provided in Section 25-632 (Prohibition of curb cuts in certain districts), curb cuts shall comply with the following provisions:

\* \* \*

R6 R7 R8

(2)(3) In the districts indicated without a letter suffix, for #zoning lots# comprised of #single-#, #two-#, or three-#family residences# or #building segments#, the width and location of curb cuts shall be in accordance with the provisions of paragraph (a)(1), inclusive, of this Section.

R4B R5B R6B R7B R8B

(3)(4) In the districts indicated, for #attached residential buildings# and rowhouses, and for multiple dwellings in R5B, R6B, R7B and R8B Districts, new #residential developments# shall provide a minimum distance of 34 feet of uninterrupted curb space between all curb cuts constructed after June 30, 1989.

(On February 2, 2005, Cal. No. 6, the Commission scheduled February 16, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 17**

**Citywide**

**N 050148(A) ZRY**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article I, Chapter 1 (**Title, Establishment of Controls, and Interpretation of Regulations**) and Chapter 2 (**Construction of Language and Definitions**); Article II, Chapter 3 (**Bulk Regulations for Residential Buildings in Residential Districts**) and Chapter 5 (**Accessory Off-Street Parking and Loading Regulations**), establishing an R2A district.

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 1  
GENERAL PROVISIONS**

**Chapter 1**

**Title, Establishment of Controls, and Interpretation of Regulations**

\* \* \*

**11-12  
Establishment of Districts**

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

Residence Districts

- R1-1 Single-Family Detached Residence District
- R1-2 Single-Family Detached Residence District
  
- R2 Single-Family Detached Residence District
- R2A Single-Family Detached Residence District
- R2X Single-Family Detached Residence District

\* \* \*

**12-10  
Definitions**

\* \* \*

Floor area

"Floor area" is the sum of the gross areas of the several floors of a #building# or #buildings#, measured from the exterior faces of exterior walls or from the center lines of walls separating two #buildings#. In particular, #floor area# includes:

\* \* \*

- (a) attic space (whether or not a floor has been laid) providing structural headroom of five feet or more in R2A, R2X, R3, R4 or R5 Districts and eight feet or more in other districts;

\* \* \*

- (b) floor space used for #accessory# off-street parking spaces provided in any #story# after June 30, 1989:

- (1) within #detached# or #semi-detached single-# or #two-family residences# in

R2A, R2X, R3, R4 or R5 Districts, except that

(a) in R2A Districts, #floor area# within such #residences# shall include only floor space in excess of 300 square feet for one such space, and

(b) in R3, R4A and R4-1 Districts in #lower density growth management areas#, #floor area# within such #residences# shall include only floor space in excess of 300 square feet for one such space and in excess of 500 square feet for two such spaces.;

\* \* \*

(2) which is unenclosed and covered by a #residential building or other structure# for at least 50 percent of such #accessory# off-street parking space in R2A, R2X, R3, R4 and R5 Districts.....

\* \* \*

However, the #floor area# of a #building# shall not include:

\* \* \*

(3) elevator or stair bulkheads, #accessory# water tanks, or cooling towers, except that such exclusions shall not apply in R2A Districts

\* \* \*

(4) attic space (whether or not a floor ~~actually~~ has been laid) providing structural headroom of less than five feet in R2A, R2X, R3, R4 or R5 Districts and less than eight feet in other districts;

\* \* \*

(5) floor space used for #accessory# off-street parking spaces provided in any #story#:

(i) up to 200 square feet per required space existing on June 30, 1989 within #residential buildings# in R3, R4 or R5 Districts, except that:

(a) in R2A Districts, #floor area# shall not include up to 300 square feet for one required space, and

(b) for #detached# or #semi-detached single-# or #two-family residences# in R3, R4A and R4-1 Districts within #lower density growth management areas#, #floor area# shall not include up to 300 square feet for one required space and up to 500 square feet for

two required spaces,

\* \* \*

- (6) floor space used for mechanical equipment, except that such exclusion shall not apply in R2A Districts, and in R2X, R3, R4 and R5 Districts such exclusion shall be limited to ...

\* \* \*

- (7) except in R2A, R2X, R3, R4 and R5 Districts, the lowest #story# (whether a #basement# or otherwise) of a #residential building#, provided that:

- (i) such #building# contains not more than two #stories# above such #story#;

\* \* \*

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

\* \* \*

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

\* \* \*

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

\* \* \*

**23-141**  
**In R1, R2, R3, R4 or R5 Districts**

R1 R2 R3 R4 R5

Except as otherwise provided in Section 23-144 (For non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts), in the districts indicated, the minimum required #open space# or #open space ratio#, the maximum #lot coverage# and the maximum #floor area ratio# for any #building# on a #zoning lot# shall be as set forth in the following tables:

(a)

| District | Minimum Required #Open Space Ratio# | Maximum #Floor Area Ratio# |
|----------|-------------------------------------|----------------------------|
| R1 R2*   | 150.0                               | 0.50                       |

\* R2A and R2X is are subject to the provisions of paragraph (b).(6)

(b)

| District   | Maximum #Lot Coverage# (in percent) | Minimum Required #Open Space# (in percent) | Maximum #Floor Area Ratio# |
|------------|-------------------------------------|--|----------------------------|
| R3A R3X    | governed by #yard# requirements     |  | .50                        |
| R4A R4-1   | governed by #yard# requirements     |  | .75                        |
| R2X        | governed by #yard# requirements     |  | .85                        |
| <u>R2A</u> | <u>30</u>                           | <u>70</u>                                  | <u>.50</u>                 |
| R3-1       |                                     |  |                            |
| R3-2       | 35                                  | 65   | .50                        |
| R4         | 45                                  | 55   | .75                        |
| R4B        | 55                                  | 45   | .90                        |
| R5         | 55                                  | 45   | 1.25                       |
| R5B        | 55                                  | 45   | 1.35                       |

\* \* \*

(5) In R2A Districts, the permitted #floor area# for a #residential building# may be increased by up to 300 square feet if a detached garage is located in a #rear yard#, except where a parking space is provided within the #residential building#.

\* \* \*

**23-22**

**Maximum Number of Dwelling Units or Rooming Units**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

\* \* \*

FACTOR FOR DETERMINING MAXIMUM NUMBER  
OF DWELLING UNITS OR ROOMING UNITS

| District       | Factor for #Dwelling Units# | Factor for #Rooming Units# |
|----------------|-----------------------------|----------------------------|
| R1-1           | 4,750                       |                            |
| R1-2           | 2,850                       |                            |
| R2, <u>R2A</u> | 1,900                       |                            |
| R2X            | 2,900                       |                            |

\* \* \*

**23-30**  
**LOT AREA AND LOT WIDTH REGULATIONS**

\* \* \*

**23-32**  
**Minimum Lot Area or Lot Width for Residences**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except as provided in Section 23-33 (Special Provisions for Existing Small Lots), no #residence# is permitted on a #zoning lot# with a total #lot area# or #lot width# less than as set forth in the following table:

REQUIRED MINIMUM LOT AREA AND LOT WIDTH

| Type of #Resi-<br>dence#    | Minimum #Lot Area#<br>(in sq. ft.) | Minimum #Lot Width#<br>(in feet) | District |
|-----------------------------|------------------------------------|----------------------------------|----------|
| #Single-family<br>detached# | 9,500                              | 100                              | R1-1     |
|                             | 5,700                              | 60                               | R1-2     |

32

3,800

40

R2 R2A

2,850

30

R2X

\* \* \*

**23-40  
YARD REGULATIONS**

\* \* \*

**23-44  
Permitted Obstructions in Required Yards or Rear Yard Equivalents**

\* \* \*

(b) In any #rear yard# or #rear yard equivalent#:

Parking spaces, off-street, #accessory#, provided that:

- (1) the height of a #building# used for such purposes, if accessory to a #single#- or #two-family residence#, shall not exceed one #story#, and if located in an R1 or R2A District, such #building# may not be nearer than five feet to a #rear lot line# or #side lot line#. In R2A Districts, detached garages shall be included in #lot coverage#.

\* \* \*

**23-441  
Location of garages in side yards of corner lots**

In all #Residence Districts#, on #corner lots#, enclosed #accessory# off-street parking spaces shall not be considered obstructions in any portion of a #side yard# which is within 30 feet of both #side lot lines#, provided that in an R1 or R2A District, on a #corner lot# whose mean width is 45 feet or more, no structure used for such purposes shall be less than five feet from any #side lot line#. In R2A Districts, detached garages shall be included in #lot coverage#.

\* \* \*

**23-461  
Side yards for single- or two-family residences**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

MINIMUM REQUIRED SIDE YARDS

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

\* \* \*

**23-541**

**Within one hundred feet of corners**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

**23-542**

**Along short dimension of block**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

\* \* \*

**23-60  
HEIGHT AND SETBACK REGULATIONS**

\* \* \*

**23-621  
Permitted obstructions in certain districts**

\* \* \*

R2A R2X

(b) In the districts indicated, permitted obstructions are limited to those listed in paragraphs (b), (e) and (g) of Section 23-62. Dormers may be considered permitted obstructions if:

- (1) the aggregate width of dormers facing the #street line# is equal to not more than 50 percent of the width of the #street wall line#;
- (2) the aggregate width of dormers facing the #rear lot line# is equal to not more than 50 percent of the #rear wall line#;
- (3) the aggregate width of dormers facing a #side lot line# is equal to not more than 50 percent of the width of a straight line connecting and perpendicular to the #street wall line# and the #rear wall line#, and
- (4) on a #corner lot#, the aggregate width of dormers facing a #side lot line# is equal to not more than 50 percent of the width of the #rear wall line# facing such #side lot line#.

\* \* \*

**23-631  
Height and setback in R1, R2, R3, R4 and R5 Districts**

R1 R2

(a) In the districts indicated, except R2A and R2X Districts, the front wall or any other portion of a #building or other structure# shall not penetrate the #sky exposure plane# set forth in the following table:

\* \* \*

R2A R2X R3 R4 R4A R4-1

- (b) In the districts indicated, the height and setback of a #building or other structure# shall be as set forth herein except where modified pursuant to paragraphs (g) and (h) of this Section.

For the purposes of this Section, where #base planes# of different elevations apply to different portions of a #building or other structure#, each such portion of the #building# may be considered to be a separate #building#. Furthermore, for the purposes of this Section, #building segments# may be considered to be separate #buildings# and abutting #semi-detached buildings# may be considered to be one #building#.

The perimeter walls of a #building or other structure# are those portions of the outermost walls enclosing the #floor area# within a #building or other structure# at any level and height is measured from the #base plane#. Perimeter walls are subject to setback regulations at a maximum height above the #base plane# of:

|          |  |
|----------|--|
| 21 feet  | <u>R2A</u> R2X R3 R4A  |
| 25 feet  | R4 R4-1  |
| 26 feet* | R3 R4A R4-1<br>within #lower density growth management<br>areas# |

\* \* \*

(6) Special Situations

\* \* \*

~~R2X~~

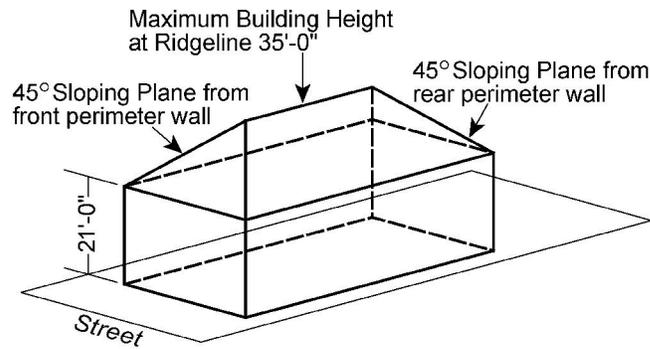
- ~~(ii) In the district indicated, at the 21-foot maximum permitted height of a perimeter wall, sloping planes are projected inwards and upwards. From a permitted front perimeter wall, and from 21 feet above the #base plane# and 20 feet from and parallel to a #rear lot line#, such sloping planes shall not exceed a pitch of 45 degrees in relation to a plane drawn parallel to the base plane at a height of 21 feet. (See Figure H). Other sloping planes slope toward a ridge line at 35 feet and may not exceed a pitch of 80 degrees in relation to a plane drawn parallel to the #base plane# at a height of 21 feet.~~

FIGURE H

R2A R2X

- (iii) In the districts indicated, at the 21 foot maximum permitted height of a perimeter wall, sloping planes are projected inwards and upwards toward a ridge line 35 feet above the #base plane#. Such sloping planes shall not exceed a pitch of 45 degrees where they project from front and rear perimeter walls. All other sloping planes shall not exceed a pitch of 80 degrees. All pitches are in relation to a plane drawn parallel to the #base plane# at a height of 21 feet. The perimeter walls of the #building# and such intersecting sloping planes define the building envelope, as shown in Figure H below. On #corner lots#, one #street wall# shall be designated as the front perimeter wall, and the building wall opposite such wall shall be designated the rear perimeter wall.

FIGURE H



\* \* \*

**25-631****Location and width of curb cuts in certain districts**

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

- (a) For #zoning lots# with #residential buildings# where not more than two #accessory# parking spaces are required:

R2A

(1) In R2A Districts, the maximum width of a curb cut shall be 18 feet, and the maximum width of a driveway within a #front yard# shall be 20 feet. All #zoning lots# shall maintain at least 18 feet of uninterrupted curb space along each #street# frontage.

R2X R3 R4 R5

~~(1)~~(2) In the districts indicated, except R4B and R5B Districts, and except as otherwise provided in Section 25-632 (Prohibition of curb cuts in certain districts), curb cuts shall comply with the following provisions:

\* \* \*

R6 R7 R8

~~(2)~~(3) In the districts indicated without a letter suffix, for #zoning lots# comprised of #single-#, #two-#, or three-#family residences# or #building segments#, the width and location of curb cuts shall be in accordance with the provisions of paragraph (a)(1), inclusive, of this Section.

R4B R5B R6B R7B R8B

~~(3)~~(4) In the districts indicated, for #attached residential buildings# and rowhouses, and for multiple dwellings in R5B, R6B, R7B and R8B Districts, new #residential developments# shall provide a minimum distance of 34 feet of uninterrupted curb space between all curb cuts constructed after June 30, 1989.

(On February 2, 2005, Cal. No. 7, the Commission scheduled February 16, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

\_\_\_\_\_

**III. REPORTS**

---

**BOROUGH OF QUEENS**

**No. 18**

***JAMAICA NAACP DAY CARE CENTER***

**CD 12**

**C 040528 PQQ**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 189-26 Linden Boulevard (Block 12599, Lot 8), for continued use as a day care center.

(On December 22, 2004, Cal. No. 6, the Commission scheduled January 5, 2005 for a public hearing. On January 5, 2005, Cal. No. 14, the hearing was closed.)

**For consideration.**

---

**No. 19**

***DOUGLASTON HILL HISTORIC DISTRICT***

**CD 11**

**N 050231 HKQ**

**IN THE MATTER OF** a communication dated December 17, 2004 from the Executive Director of the Landmarks Preservation Commission regarding the Douglaston Hill Historic District, designated by the Landmarks Preservation Commission on December 14, 2004 (List No. 358 / LP No. 2155). The district boundaries are:

properties bounded by a line beginning at northwest corner of 43<sup>rd</sup> Avenue and 243<sup>rd</sup> Street, extending northerly along the western curblineline of 243<sup>rd</sup> Street, then westerly along the northern property line of 242-19 43<sup>rd</sup> Avenue (aka 242-17 43<sup>rd</sup> Avenue and 42-40 243<sup>rd</sup> Street), then northerly along part of the eastern property line of 242-09 43<sup>rd</sup> Avenue, then westerly along the northern property lines 242-09, 242-03, 242-01, 240-51, and 240-45 43<sup>rd</sup> Avenue, then northerly along part of eastern property line of 240-35 43<sup>rd</sup> Avenue and the eastern property line of 240-42 42<sup>nd</sup> Avenue to the southern curblineline of 42<sup>nd</sup> Avenue, then westerly along said curblineline to the point formed by its intersection with a line extending southerly from the eastern property line of 240-01 42<sup>nd</sup> Avenue (aka 41-23 240<sup>th</sup> Street and 22 240<sup>th</sup> Street), then northerly across 42<sup>nd</sup> Avenue and along the eastern property line of 240-01 42<sup>nd</sup> Avenue, then easterly along part of

the southern property line of 41-45 240<sup>th</sup> Street, then northerly along the eastern property line of 41-45 240<sup>th</sup> Street, then northerly across Depew Avenue to the northern curbline of Depew Avenue, then easterly along the northern curbline of Depew Avenue to a point in said curbline formed by a line extending southerly from the eastern property line of 240-35 Depew Avenue (aka 240-33 Depew Avenue and 105 Depew Avenue), then northerly along the eastern property line of 240-35 Depew Avenue, then southwesterly along the northwestern property lines of 240-35 and 240-27 Depew Avenue to the northeast corner of Depew Avenue and 40<sup>th</sup> Avenue, then southerly across Depew Avenue to the southeast corner of Depew Avenue and 40<sup>th</sup> Avenue, then southwesterly along the southeastern curbline of 40<sup>th</sup> Avenue to the southeast corner of 40<sup>th</sup> Avenue and 240<sup>th</sup> Street, then westerly across 240<sup>th</sup> Street to the southwest corner of 240<sup>th</sup> Street and the Long Island Railroad right-of-way, then southwesterly along the northwest property lines of 41-10-- 41-14 and 41-18 240<sup>th</sup> Street (aka 35 and 33 240<sup>th</sup> Street, respectively), then southerly along the western property line of 41-18 240<sup>th</sup> Street, then easterly along the southern property line of 41-18 240<sup>th</sup> Street to the western curbline of 240<sup>th</sup> Street, then easterly across 240<sup>th</sup> Street, then southerly along the eastern curbline of 240<sup>th</sup> Street, across 42<sup>nd</sup> Avenue and continuing southerly along said curbline to a point formed by its intersection with a line extending westerly from the southern property line of 42-25 240<sup>th</sup> Street (aka 8-240<sup>th</sup> Street), then easterly along part of the southern property line of 42-25 240<sup>th</sup> Street, then southerly along the western property line of 240-17 43<sup>rd</sup> Avenue (aka 240-15--240-17 43<sup>rd</sup> Avenue) to the northern curbline of 43<sup>rd</sup> Avenue, then easterly along said curbline to a point formed by its intersection with a line extending northerly from the western property line of 240-16 43<sup>rd</sup> Avenue (aka 240-14 - 240-16 43<sup>rd</sup> Avenue), then southerly across 43<sup>rd</sup> Avenue and along the western property line of 240-16 43<sup>rd</sup> Avenue, then easterly along the southern property lines of 240-16, 240-20--240-22, 240-34, 240-40, 240-44 43<sup>rd</sup> Avenue, and 240-48 43<sup>rd</sup> Avenue (aks 240-28--40-52 43<sup>rd</sup> Avenue and 43-02 242<sup>nd</sup> Street) to the western curbline of 242<sup>nd</sup> Street, then northerly along said curbline to the southwest corner of 242<sup>nd</sup> Street and 43<sup>rd</sup> Avenue, then northerly across 43<sup>rd</sup> Avenue to the northern curbline of 43<sup>rd</sup> Avenue, then easterly along the northern curbline of 43<sup>rd</sup> Avenue to the point of the beginning.

(On January 20 , 2005, the Commission duly advertised February 2, 2005 for a public hearing On February 2, 2005, Cal. No. 17, the hearing was closed.)

**For consideration.**

---

**IV. CITY PLANNING COMMISSION 2005 SCHEDULE OF MEETINGS**  
**January 1 to June 30**

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

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

