

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 19, 2003
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

**Rosa R. Romero, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION
1	C 030175 PPK	2	Scheduled to be Heard 4/2/03	18	N 980548 ZAR	2	Authorization Approved
2	C 030232 DMK	2	“ ”	19	N 030018 ZAR	2	“ ”
3	C 030234 ZMM	11	“ ”	20	N 030109 RAR	3	“ ”
4	C 030234(A) ZMM	11	“ ”	21	N 030110 RAR	3	“ ”
5	N 030233 ZRY	cw	“ ”		Supplemental		
6	C 030193 PPQ	14	“ ”	S1	Capital Strategy	cw	Scheduled to be Heard 4/2/03
7	C 020247 MMK	4	Hearing Closed				
8	C 030184 PPM	3	“ ”				
9	C 030243 HUM	10	“ ”				
10	C 030244 ZMM	10	“ ”				
11	C030245 HAM	10	“ ”				
12	N 030339 PXM	1	“ ”				
13	N 030277 ZRQ	2	“ ”				
14	C 030198 HAX	4	Favorable Report Adopted				
15	C 030158 PSK	2	“ ”				
16	C 030128 PQQ	12	“ ”				
17	C 030186 PPY	cw	Laid Over				

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:													
			In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:			14	15	16	17	18	19	20	21						
Amanda M. Burden, AICP, Chair	P		Y	Y	Y		Y	Y	Y	Y						
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y		Y	Y	Y	Y						
Angela M. Battaglia	P		Y	Y	Y	L	Y	Y	Y	Y						
Irwin Cantor, P.E.	P		Y	Y	Y	A	Y	Y	Y	Y						
Angela R. Cavaluzzi, R.A.	P		Y	Y	Y	I	Y	Y	Y	Y						
Richard W. Eaddy	P		Y	Y	Y	D	Y	Y	Y	Y						
Alexander Garvin	P		Y	Y	Y		Y	Y	Y	Y						
Jane D. Gol	P		Y	Y	Y	O	Y	Y	Y	Y						
William J. Grinker	A					V										
John Merolo	P		Y	Y	Y	E	Y	Y	Y	Y						
Karen A. Phillips	P		Y	N	Y	R	Y	Y	Y	Y						
Joseph B. Rose	A															
Dolly Williams, Commissioners	P		Y	Y	Y		Y	Y	Y	Y						

MEETING ADJOURNED AT: 11:25 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—————
CITY PLANNING COMMISSION
—————
WEDNESDAY, MARCH 19, 2003
—————
MEETING AT 10:00 A.M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK



Michael R. Bloomberg, Mayor

City of New York

[No. 6]

Prepared by Rosa R. Romero, 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**

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.

CALENDARS: Any Community Board, civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Commission Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a 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. The fee, including tax, is \$100.00 for a one year subscription.

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

Note to Subscribers: Notify us of change of address 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.

RICHARD W. EADDY

ALEXANDER GARVIN

JANE D. GOL

WILLIAM J. GRINKER

JOHN MEROLO

KAREN A. PHILLIPS

JOSEPH B. ROSE

DOLLY WILLIAMS, *Commissioners*

ROSA R. ROMERO, *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, MARCH 19, 2003

Roll Call; approval of minutes	1
I. Scheduling of April 2, 2003	1
II. Public Hearings	20
III. Reports	25

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

The next regular public meeting of the City Planning Commission is scheduled for April 2, 2003 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons 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 opposition and those speaking in support of the proposal.

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: _____

MARCH 19, 2003

APPROVAL OF MINUTES OF Regular Meeting of March 5, 2003

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 2, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CD 2

C 030175 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **the disposition of one (1) city-owned property located at 72 Poplar Street** (Block 211, Lot 15) pursuant to zoning.

Resolution for adoption scheduling April 2, 2003 for a public hearing.

No. 2

CD 2

C 030232 DMK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **the disposition of one (1) city-owned property located at 80 State Street** (Block 274, Lot 32) pursuant to zoning.

Resolution for adoption scheduling April 2, 2003 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 3, 4, and 5

**(Applications for an amendment of the Zoning Map, as certified
and modified, and amendment to the Zoning Resolution for
the East Harlem Rezoning)**

No. 3

CD 11

C 030234 ZMM

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

- 1. eliminating from an existing R7-2 District a C1-4 District bounded by:**
 - a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
 - b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
 - c. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;
 - d. East 115th Street, a line 100 feet westerly of Second Avenue, a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st Street and East 122nd Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue; and
 - e. East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet

easterly of First Avenue;

2. eliminating from an existing R7-2 District a C2-4 District bounded by:

- a. a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Third Avenue; and
- b. East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;

3. changing from an R7-2 District to an R7A District property bounded by:

- a. East 99th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 101st Street and East 102nd Street, and a line 100 feet westerly of Third Avenue;
- b. East 104th Street, a line 100 feet easterly of Third Avenue, East 106th Street, and a line 100 feet westerly of Second Avenue;
- c. East 99th Street, a line 100 feet easterly of Second Avenue, East 106th Street, and a line 100 feet westerly of First Avenue;
- d. East 105th Street, a line 100 feet easterly of Lexington Avenue, East 112th Street, and a line 100 feet westerly of Third Avenue;
- e. East 110th Street, a line 100 feet easterly of Third Avenue, East 112th Street, and a line 100 feet westerly of Second Avenue;
- f. East 111th Street, a line 100 feet easterly of Second Avenue, East 112th Street, and a line 100 feet westerly of First Avenue;
- g. East 108th Street, a line 100 feet easterly of Second Avenue, a line midway between East 109th Street and East 110th Street, and a line 100 feet westerly of First Avenue;
- h. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, East 119th Street, and a line 100 feet westerly of Third Avenue;
- i. East 115th Street, a line 100 feet easterly of Third Avenue, East 122nd Street, and a line 100 feet westerly of Second Avenue;

- j. East 118th Street, a line 100 feet easterly of Second Avenue, East 120th Street, and a line 100 feet westerly of First Avenue; and
- k. East 114th Street, a line 100 feet westerly of Pleasant Avenue, East 120th Street, Pleasant Avenue, East 119th Street, a line 100 feet easterly of Pleasant Avenue, East 116th Street, and Pleasant Avenue;

4. changing from an R7-2 District to an R7B District property bounded by:

- a. a line midway between East 101st Street and East 102nd Street, a line 100 feet easterly of Lexington Avenue, East 105th Street, and a line 100 feet westerly of Third Avenue;
- b. East 115th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), and a line 100 feet westerly of Third Avenue;
- c. East 119th Street, a line 100 feet easterly of Lexington Avenue, East 122nd Street, and a line 100 feet westerly of Third Avenue;
- d. East 115th Street, a line 100 feet easterly of Second Avenue, East 118th Street, and a line 100 feet westerly of First Avenue;
- e. East 114th Street, a line 100 feet easterly of First Avenue, East 120th Street, and a line 100 feet westerly of Pleasant Avenue; and
- f. East 118th Street, a line 100 feet easterly of Pleasant Avenue, East 119th Street, and a line 355 feet easterly of Pleasant Avenue;

5. changing from an R7-2 District to an R7X District property bounded by East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;

6. changing from an R7-2 District to an R8A District property bounded by:

- a. East 99th Street, a line 100 feet westerly of Third Avenue, East 112th Street, a line 100 feet easterly of Third Avenue, East 110th Street, Third Avenue, East 106th Street, a line 100 feet easterly of Third Avenue, East 104th Street, and Third Avenue;
- b. East 99th Street, Second Avenue, East 104th Street, a line 100 feet westerly of Second Avenue, East 106th Street, and a line 100 feet easterly of Second

Avenue;

- c. East 99th Street, a line 100 feet westerly of First Avenue, East 106th Street, and First Avenue;
 - d. East 108th Street, Second Avenue, East 110th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
 - e. East 108th Street, a line 100 feet westerly of First Avenue, a line midway between East 109th Street and East 110th Street, and First Avenue;
 - f. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue; and
 - g. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;
- 7. changing from a C4-4 District to a C4-4D* District property bounded by** East 115th Street, a line 100 feet westerly of Third Avenue, East 122nd Street, and a line 100 feet easterly of Third Avenue;
- 8. changing from an M1-4 District to an R7A District property bounded by** a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Second Avenue, East 111th Street, a line 475 feet westerly of First Avenue, East 110th Street, and a line 100 feet westerly of First Avenue;
- 9. changing from an M1-4 District to an R8A District property bounded by** a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue;
- 10. changing from an M3-2 District to an M1-4 District property bounded by** East 110th Street, a line 475 feet westerly of First Avenue, East 111th Street, and First Avenue;
- 11. establishing within the proposed R7A District a C1-5 District bounded by:**
- a. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;

- b. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Third Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Second Avenue; and
- c. a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st Street and East 122nd Street, and a line 100 feet westerly of Second Avenue;

12. establishing within the proposed R7X District a C1-5 District bounded by East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;

13. establishing within the proposed R8A District a C1-5 District bounded by:

- a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
- b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue; and
- c. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;

14. establishing within the proposed R7A District a C2-5 District bounded by a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Third Avenue;

15. establishing within the proposed R7X District a C2-5 District bounded by East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue; and

16. establishing within the proposed R8A District a C2-5 District bounded by:

- a. a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue; and

- b. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue;

partially within the Special Transit Land Use District, partially within the Bella Vista Urban Renewal Area and the Metro North 1 Urban Renewal Area, as shown on a diagram (for illustrative purposes only) dated December 16, 2002 and subject to the conditions of CEQR Declaration E-114.

* Note: Refer to related application (N 030233 ZRY) for an amendment to the Zoning Resolution for proposed changes to several sections relating to the establishment of a C4-4D District.

Resolution for adoption scheduling April 2, 2003 for a public hearing.

No. 4

CD 11

C 030234(A) ZMM

IN THE MATTER OF a modified application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure **for an amendment of the Zoning Map, Section No. 6b:**

- 1. eliminating from an existing R7-2 District a C1-4 District bounded by:**
 - a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
 - b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
 - c. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;
 - d. East 115th Street, a line 100 feet westerly of Second Avenue, a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third

Avenue, a line midway between East 121st Street and East 122nd Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue; and

- e. East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;

2. eliminating from an existing R7-2 District a C2-4 District bounded by:

- a. a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Third Avenue; and
- b. East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;

3. changing from an R7-2 District to an R7A District property bounded by:

- a. East 99th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 101st Street and East 102nd Street, and a line 100 feet westerly of Third Avenue;
- b. East 104th Street, a line 100 feet easterly of Third Avenue, East 106th Street, and a line 100 feet westerly of Second Avenue;
- c. East 99th Street, a line 100 feet easterly of Second Avenue, East 106th Street, and a line 100 feet westerly of First Avenue;
- d. East 105th Street, a line 100 feet easterly of Lexington Avenue, East 112th Street, and a line 100 feet westerly of Third Avenue;
- e. East 109th Street, a line 100 feet easterly of Third Avenue, East 112th Street, and a line 100 feet westerly of Second Avenue;
- f. East 111th Street, a line 100 feet easterly of Second Avenue, East 112th Street, and a line 100 feet westerly of First Avenue;
- g. East 108th Street, a line 100 feet easterly of Second Avenue, a line midway between East 109th Street and East 110th Street, and a line 100 feet westerly of First Avenue;

- h. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, East 119th Street, and a line 100 feet westerly of Third Avenue;
- i. East 115th Street, a line 100 feet easterly of Third Avenue, East 122nd Street, and a line 100 feet westerly of Second Avenue;
- j. East 118th Street, a line 100 feet easterly of Second Avenue, East 120th Street, and a line 100 feet westerly of First Avenue; and
- k. East 114th Street, a line 100 feet westerly of Pleasant Avenue, East 120th Street, Pleasant Avenue, East 119th Street, a line 100 feet easterly of Pleasant Avenue, East 116th Street, and Pleasant Avenue;

4. changing from an R7-2 District to an R7B District property bounded by:

- a. a line midway between East 101st Street and East 102nd Street, a line 100 feet easterly of Lexington Avenue, East 105th Street, and a line 100 feet westerly of Third Avenue;
- b. East 115th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), and a line 100 feet westerly of Third Avenue;
- c. East 119th Street, a line 100 feet easterly of Lexington Avenue, East 122nd Street, and a line 100 feet westerly of Third Avenue;
- d. East 115th Street, a line 100 feet easterly of Second Avenue, East 118th Street, and a line 100 feet westerly of First Avenue;
- e. East 114th Street, a line 100 feet easterly of First Avenue, East 120th Street, and a line 100 feet westerly of Pleasant Avenue; and
- f. East 118th Street, a line 100 feet easterly of Pleasant Avenue, East 119th Street, and a line 355 feet easterly of Pleasant Avenue;

5. changing from an R7-2 District to an R7X District property bounded by East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;

6. changing from an R7-2 District to an R8A District property bounded by:

- a. East 99th Street, a line 100 feet westerly of Third Avenue, East 112th Street, a line 100 feet easterly of Third Avenue, East 109th Street, Third Avenue, East 106th Street, a line 100 feet easterly of Third Avenue, East 104th Street, and Third Avenue;
 - b. East 99th Street, Second Avenue, East 104th Street, a line 100 feet westerly of Second Avenue, East 106th Street, and a line 100 feet easterly of Second Avenue;
 - c. East 99th Street, a line 100 feet westerly of First Avenue, East 106th Street, and First Avenue;
 - d. East 108th Street, Second Avenue, East 109th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
 - e. East 108th Street, a line 100 feet westerly of First Avenue, a line midway between East 109th Street and East 110th Street, and First Avenue;
 - f. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue; and
 - g. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;
7. **changing from a C4-4 District to a C4-4D* District property bounded by** East 115th Street, a line 100 feet westerly of Third Avenue, East 122nd Street, and a line 100 feet easterly of Third Avenue;
 8. **changing from an M1-4 District to an R7A District property bounded by** a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Second Avenue, East 111th Street, a line 475 feet westerly of First Avenue, East 110th Street, and a line 100 feet westerly of First Avenue;
 9. **changing from an M1-4 District to an R8A District property bounded by** a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue;
 10. **changing from an M3-2 District to an M1-4 District property bounded by** East 110th Street, a line 475 feet westerly of First Avenue, East 111th Street, and First Avenue;

11. establishing within the proposed R7A District a C1-5 District bounded by:

- a. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;
- b. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Third Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Second Avenue; and
- c. a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st Street and East 122nd Street, and a line 100 feet westerly of Second Avenue;

12. establishing within the proposed R7X District a C1-5 District bounded by East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;

13. establishing within the proposed R8A District a C1-5 District bounded by:

- a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
- b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue; and
- c. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;

14. establishing within the proposed R7A District a C2-5 District bounded by a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Third Avenue;

15. establishing within the proposed R7X District a C2-5 District bounded by East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First

Avenue; and

16. establishing within the proposed R8A District a C2-5 District bounded by:

- a. a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue; and
- b. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue;

partially within the Special Transit Land Use District, partially within the Bella Vista Urban Renewal Area and the Metro North 1 Urban Renewal Area, as shown on a diagram (for illustrative purposes only) dated February 13, 2003 and subject to the conditions of CEQR Declaration E-114.

* Note: Refer to related application (N 030233 ZRY) for an amendment to the Zoning Resolution for proposed changes to several sections relating to the establishment of a C4-4D District.

Resolution for adoption scheduling April 2, 2003 for a public hearing.

No. 5

Citywide

N 030233 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York relating to the establishment of a C4-4D General Commercial District.

Matter in **greytone** is new, to be added;

Matter in *italics* or within # # is defined in Section 12-10;

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

11-12

Establishment of Districts

In order to carry out the purposes and provisions of this Resolution, the following

districts are hereby established:

C4-4A General Commercial District
~~C4-4D General Commercial District~~
C4-5 General Commercial District

33-294

Other special provisions along certain district boundaries

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

In the districts indicated, and in C1 and C2 Districts mapped within R6A, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, the #development# or #enlargement# of a #building#, or portions thereof, within 25 feet of an R1, R2, R3, R4, R5 or R6B District shall comply with the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts).

33-432

In other Commercial Districts

SKY EXPOSURE PLANE IN OTHER COMMERCIAL 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 C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3X C6-4A C6-4X

- (b) In the districts indicated, the height and setback regulations of Sections 33-43 through 33-457, inclusive, shall not apply. In lieu thereof, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall apply.

33-492

Height limitations for narrow buildings or enlargements

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

In the districts indicated, and in C1 and C2 Districts mapped within R7-2, R7X, R8, R9 and R10 Districts, if the width of the #street wall# of a new #building# or the #enlarged# portion of an existing #building# is 45 feet or less, the provisions of Section 23-692 (Height limitations for narrow buildings or enlargements) shall apply to such new or #enlarged building#.

34-011
Quality Housing Program

In C1 and C2 Districts mapped within #Residence Districts# with a letter suffix, and in 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, C4-5X, C4-6A, C4-7A, C5-1A, C5-2A, C6-2A, C6-3A, C6-3X, C6-4A or C6-4X Districts, #residential buildings# shall comply with all of the requirements of Article II, Chapter 8 (Quality Housing Program).

34-112
Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6

In the districts indicated, the applicable #bulk# regulations are the #bulk# regulations for the #Residence Districts# set forth in the following table:

Districts	Applicable #Residence District#
***	***
C1-7 C4-2F C6-2	R8
C1-7A C4-4D C6-2A	R8A
C1-8 C2-7 C6-3	R9

35-011
Quality Housing Program

In C1 and C2 Districts mapped within #Residence Districts# with a letter suffix, and in 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, C4-5X, C4-6A, C4-7A, C5-1A, C5-2A, C6-2A, C6-3A, C6-3X, C6-4A or C6-4X Districts, any #residential# portion of a #mixed building# shall comply with all of the regulations of Article II, Chapter 8 (Quality Housing Program), and the entire #building# shall comply with the applicable provisions of Article II, Chapter 8.

35-23
Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 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 C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-3X C6-4A C6-4X

- (b) In the districts indicated, the #bulk# regulations for #residential# portions of #mixed buildings# are the #bulk# regulations for the #Residence Districts# set forth in the following table. However, the height and setback regulations of Sections 23-60 through 23-65, inclusive, shall not apply. In lieu thereof, Section 35-24 shall apply to such #mixed building#.

Applicable #Residence
District#

District

R7X

C4-5X

R8A

C1-7A C4-4D C6-2A

R9A

C1-8A C2-7A C6-3A

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 C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3X C6-4A C6-4X

In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, #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#.

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 C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-3X C6-4A C6-4X

(a) Permitted obstructions

In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the permitted obstructions set forth in Section 33-42 shall apply to any #building or other structure#. In addition, a dormer may be allowed as a permitted obstruction within a required setback area. Such dormer may exceed a maximum base height specified for such district provided that, on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

(b) #Street wall# location

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

(2) In the districts indicated, and in C1 or C2 Districts when mapped within R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other C1 or C2 Districts with a #residential# equivalent of an R8, R9 or R10 District where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, 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.
- (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) For #developments# that occupy the entire #block# frontage of a #street# and provide a continuous sidewalk widening along such #street line#, the boundary of the sidewalk widening shall be considered to be the #street line# for the purposes of this Section.

The preceding #street wall# provisions shall not apply along #narrow streets# beyond 50 feet of their intersection with a #wide street#, nor along any #street frontage# of a #zoning lot# occupied by existing #buildings#.

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 C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3X C6-4A C6-4X

(c) Setback regulations

In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, all #developments# or #enlargements# shall comply with the following provisions:

- (1) At a height not lower than the minimum base height or higher than the maximum base height specified in Table A of this Section for #buildings# in contextual districts, and Table B for #buildings# in non-contextual districts, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#.
- (2) These setback provisions are optional for any building wall that is either located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it in plan would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#. Furthermore, dormers provided in accordance with the provisions of paragraph (a) of this Section may penetrate a required setback area.

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 C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-3X C6-4A C6-4X

(e) Additional regulations

In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the following additional provisions shall apply to all #developments# or #enlargements#:

TABLE A
HEIGHT AND SETBACK FOR BUILDINGS
IN CONTEXTUAL DISTRICTS

District	Minimum Base Height	Maximum Base Height	Maximum Building Height
***	***	***	***
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
***	***	***	***

36-52
Size and Location of Spaces

C1 C2 C3 C4 C5 C6 C7 C8

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 C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-4A C6-4X

(b) Location of parking spaces in certain districts

In the districts indicated, and in C1 and C2 Districts mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A and R10X Districts, #accessory# off-street parking spaces shall not be located between the #street wall# of a #building# and any #street line# that is coincident with the boundary of a #Commercial District# mapped along an entire blockfront. Where a #zoning lot# is bounded by more than one #street line# that is coincident with the boundary of a #Commercial District# mapped along an entire blockfront, this provision need not apply along more than one #street line#.

62-341
Developments on land and platforms

All #developments# on portions of a #zoning lot# landward of the #shoreline# or on #platforms# shall be subject to the height and setback provisions of this Section. However, when the seaward view from all points along the shoreline of a #zoning lot# is entirely obstructed by existing elevated roads, bridges or similar structures which are less than 50 feet above mean high water and within 200 feet of the #shoreline#, #developments# shall be exempt from the requirements of this Section. Height and setback regulations for #developments# on #piers# and #floating structures# are set forth in Sections 62-342 and 62-343.

TABLE C
HEIGHT AND SETBACK FOR ALL BUILDINGS
IN MEDIUM AND HIGH DENSITY CONTEXTUAL DISTRICTS

District	Minimum Base Height	Maximum Base Height	Maximum Building Height
***	***	***	***
R8B C1 or C2 mapped within R8B	55	60	75
R8A C1 or C2 mapped within R8A C1-7A C4-4D C6-2A	60	85	120
R8X C1 or C2 mapped within R8X	60	85	150
***	***	***	***

Resolution for adoption scheduling April 2, 2003 for a public hearing.

BOROUGH OF QUEENS

No. 6

CD 14

C 030193 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to 197-c of the New York City Charter, **for the disposition of four (4) city-owned properties** pursuant to zoning.

Block	Lot	Address/Location
15728	101	Bay 32 nd Place
16066	50	Thursby Avenue
16103	84	322 Beach 84 Street
16166	486	Beach 116 Street

Resolution for adoption scheduling April 2, 2003 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 7

CD 4

C 020247 MMK

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of Noll Street and Renaissance Court within the block bounded by Bushwick Avenue, Forrest, Stanwix and Melrose streets;
- the realignment of Stanwix Street and the southwesterly corner of the intersection of Forrest and Stanwix streets;
- the adjustment of grades necessitated thereby;
- and any acquisition or disposition of real property related thereto,

in accordance with map No. X-2653 dated October 8, 2002 and signed by the Borough President.

(On March 5, 2003, Cal. No. 1, the Commission scheduled a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 8

CD 3

C 030184 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Business Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of one (1) City-owned property, located at 116, 118, and 120 Delancey Street** (Block 353, p/o Lot 44), pursuant to zoning.

(On March 5, 2003, Cal. No. 2, the Commission scheduled March 19, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 9, 10, and 11

(Applications for the 2nd Amendment to the Milbank Frawley Circle West Urban Renewal Plan for the Milbank Frawley Circle West Urban Renewal Area, a zoning map change, UDAAP and disposition of property to facilitate housing and commercial development)

No. 9

CD 10

C 030243 HUM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 2nd amendment to the Milbank Frawley Circle-West Urban Renewal Plan for the Milbank Frawley Circle-West Urban Renewal Area.

(On March 5, 2003, Cal. No. 3, the Commission scheduled March 19, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 10

C 030244 ZMM

PUBLIC HEARING:

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

1. **eliminating from an existing R7-2 District, a C1-4 District bounded by West 115th Street, Lenox Avenue- Malcolm X. Boulevard, West 116th Street, Fifth Avenue, West 115th Street, a line 100 feet westerly of Fifth Avenue, a line midway between West 115th Street and 116th Street, and a line 100 feet easterly of Lenox Avenue-Malcolm X Boulevard; and**
2. **changing from an R7-2 District to a C4-5X District property bounded by West 115th Street, Lenox Avenue- Malcolm X. Boulevard, West 116th Street, and Fifth Avenue;**

within the Milbank Frawley Circle-West Urban Renewal Area, as shown on a diagram (for illustrative purposes only) dated December 16, 2002.

(On March 5, 2003, Cal. No. 4, the Commission scheduled March 19, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 10

C 030245 HAM

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 65, 63, 61, 59, & 31/35 W. 115th Street and 24, 26, 28, 30, 32, 34, 36/40, 42, 46 & 48 W. 116th Street (Block 1599, Lots 13-15, 17, 18, 47-53, 56, 58 and 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 two ten-story buildings tentatively known as Anchor-West 116th Street Phase III, with 233 units of housing and retail space.

(On March 5, 2003, Cal. No. 5, the Commission scheduled March 19, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 1

N 030339 PXM

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Teachers' Retirement System, pursuant to Section 195 of the New York City Charter for **use of property located at 55 Water Street** (Block 32, Lot 1).

(On March 5, 2003, the Commission duly advertised March 19, 2003 for a public hearing.)

Close the hearing.

BOROUGH OF QUEENS

No. 13

**(Proposed Modification of Sign Regulations for the Court Square
Subdistrict of the Special Long Island City Mixed Use District)**

CD 2

N 030277 ZRQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Citibank NA, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 117-422 (Sign regulations), within the Court Square Subdistrict of the Special Long Island City Mixed Use District, relating to non-conforming signs.

Matter in **Graytone** 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
7/26/01

117-422
Sign regulations

All requirements of Section 32-60 (SIGN REGULATIONS) shall apply except for Sections 32-642 (Non-illuminated signs), 32-644 (Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts) and 32-655 (Height of signs in all other Commercial Districts).

Non-#illuminated#, #illuminated# or #flashing signs# are permitted with a total #surface area# (in square feet) not exceeding five times the #street# frontage of the #zoning lot#, in feet, but in no event shall the total #surface area# exceed 500 square feet for #interior# or #through lots# or 500 square feet on each frontage for #corner lots#.

No permitted #sign# shall extend above #curb level# at a height greater than 60 feet.

A #non-conforming sign# may be replaced pursuant to Section 52-82 (Non-Conforming Signs other than Advertising Signs), except that the height, location or position of the replacement #sign# may be changed by up to 10 feet, measured from the perimeter of the original #non-conforming sign#

(On March 5, 2003, Cal. No. 6, the Commission scheduled March 19, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 14

CD 4

C 030198 HAX

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 1510 & 1490 Jesup Avenue (Block 2872, Lots 287 (part) and 294), as an Urban development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as Jesup Heights Apartments, with 65 units of housing for low-income persons and one superintendent's unit and developed under the New York State Housing Trust Fund Program.

(On February 5, 2003, Cal. No. 1, the Commission scheduled February 19, 2003 for a public hearing. On February 19, 2003, Cal. No. 6, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 15

CD 2

C 030158 PSK

IN THE MATTER OF an application submitted by the Office of Emergency Management

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 165 Cadman Plaza East (Block 85, Lot 6) for use as an office and emergency operations center.

(On February 5, 2003, Cal. No. 2, the Commission scheduled February 19, 2003 for a public hearing. On February 19, 2003, Cal. No. 7, the hearing was continued. On March 5, 2003, Cal. No. 11, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 16

CD 12

C 030128 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 acquisition of property located at 112-06 Sutphin Boulevard** (Block 11966, Lot 1) **for continued use as a day care center.**

(On February 5, 2003, Cal. No. 3, the Commission scheduled February 19, 2003 for a public hearing. On February 19, 2003, Cal. No. 8, the hearing was closed.)

For consideration.

BOROUGHES OF MANHATTAN AND STATEN ISLAND

No. 17

CD 1 - Manhattan

C 030186 PPY

CD 1 - Staten Island

IN THE MATTER OF an application submitted by the Department of Transportation, pursuant to Section 197-c of the New York City Charter, **for the disposition of 2 City-owned properties located at the St. George Ferry Terminal** (Block 2, Lot 1), **Staten Island, and the Whitehall Ferry Terminal** (Block 2, Lot 1), **Manhattan.**

(On February 5, 2003, Cal. No. 4, the Commission scheduled February 19, 2003 for a public hearing. On February 19, 2003, Cal. No. 9, the hearing was closed.)

For consideration.

No. 18

CD 2

N 980548 ZAR

IN THE MATTER OF an application submitted by Ronnie Guterman **for the grant of authorizations** pursuant to Sections 105-421, 105-423 and 105-424 of the Zoning Resolution involving the modification of existing topography, alteration of botanic environments and removal of trees and alteration of other natural features (steep slope) **to facilitate development of an accessory swimming pool and related site alterations on property located at 125 Annfield Court (Block 878, Lot 330) in the Special Natural Area District (NA-1).**

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

(On February 5, 2003, Cal. No. 19 was laid over. On February 19, 2003, Cal. No. 19 was laid over.)

For consideration.

No. 19

CD 2

N 030018 ZAR

IN THE MATTER OF an application submitted by James Clemenza and Louis Delfini **for the grant of authorizations** pursuant to Sections 105-421, 105-423 and 105-424 involving the modification of existing topography, removal of trees, and alteration of other natural features **to allow the construction of one single-family dwelling with a semicircular driveway, patio and a swimming pool located at 86 Buttonwood Road (Block 877, Lots 32 and 35) within the Special Natural Area District (NA-1).**

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

For consideration.

No. 20

CD 3

N 030109 RAR

IN THE MATTER of an application submitted by the Department of Environmental Protection **for grant of authorizations** pursuant to Sections 107-64 and 107-65 and **grant of certification** pursuant to Section 107-22 of the Zoning Resolution for the removal of trees, the modification of existing topography and work in Designated Open Space, **to allow the implementation of a comprehensive stormwater management plan for the central portion of the Arbutus Creek watershed, specifically the construction of Best Management Practices (BMPs) at four locations, within the Special South Richmond Development District.**

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

For consideration.

No. 21

CD 3

N 030110 RAR

IN THE MATTER of an application submitted by the Department of Environmental Protection **for grant of authorizations** pursuant to Sections 107-64 and 107-65 and **grant of certification** pursuant to Section 107-22 of the Zoning Resolution for the removal of trees, the modification of existing topography and work in Designated Open Space, **to allow the implementation of a comprehensive stormwater management plan for the central portion of the Sweetbrook watershed, specifically the construction of Best Management Practices (BMPs) at two locations, within the Special South Richmond Development District.**

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

For consideration.
