

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, APRIL 23, 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 030315 HAK	4	Scheduled to be Heard 5/7/03	17	C 030134 ZSM	2	Hearing Closed
2	C 030067 ZSK	12	“ ”	18	N 030356 ZRM	1	“ ”
3	C 020442 PPK	14	“ ”	19	N 030417 PXM	6	“ ”
4	C 030295 HAK	16	“ ”	20	C 030195 PCR	2	“ ”
5	C 030026 ZSM	1	“ ”	21	C 020247 MMK	4	Favorable Report Adopted
6	C 030237 ZMM	2	“ ”	22	C 030184 PPM	3	“ ”
7	N 030236 ZRM	2	“ ”	23	C 030243 HUM	10	“ ”
	N O T I C E	2	“ ”	24	C 030244 ZMM	10	“ ”
8	C 030255 ZSM	2	“ ”	25	C 030245 HAM	10	“ ”
9	N 030408 BDQ	7	“ ”	26	N 030369 HKM	6	Forward Rep't to City Council
10	C 020124 ZMQ	12	“ ”	27	N 020685 ZAM	4	Authorization Approved
11	C 030297 ZMQ	8	“ ”	28	N 030277 ZRQ	2	Favorable Report Adopted
12	C 030152 HAK	16	Hearing Closed	29	N 010073 ZAR	2	Authorization Approved
13	C 030221 HAM	11	“ ”	30	N 030355 ZAR	2	“ ”
14	C 030262 HAM	3	“ ”				
15	C 030239 PPM	7	“ ”				
16	C 030133 ZSM	2	“ ”				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		21	22	23	24	25	26	27	28	29	30				
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Angela M. Battaglia	P	R	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Irwin Cantor, P.E.	A														
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Richard W. Eaddy	P	Y	Y	R	R	R	Y	Y	Y	Y	Y				
Alexander Garvin	P	Y	Y	Y	Y	Y	AB	Y	Y	Y	Y				
Jane D. Gol	A														
Christopher Kui	P	AB	AB	AB	AB	AB	AB	AB	AB	AB	AB				
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Joseph B. Rose	P	Y	Y	Y	Y	Y	Y	Y	N	Y	Y				
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 11:45 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 23, 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. 8]

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

CHRISTOPHER KUI

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, APRIL 23, 2003

Roll Call; approval of minutes	1
I. Scheduling of May 7, 2003	1
II. Public Hearings	8
III. Reports	16

**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 May 7, 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: _____

APRIL 23, 2003

APPROVAL OF MINUTES OF Regular Meeting of April 2, 2003

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MAY 7, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CD 4

C 030315 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 342, 344, 346, 348, 350 & 352 Wilson Avenue and 1341 Gates Avenue (Block 3333, lots 33-39), 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 342 Wilson Avenue (Block 3333, Lot 33) to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as Gates Gardens, with 62 units of housing for low-income, elderly persons and developed under the federal Section 202 program.

Resolution for adoption scheduling May 7, 2003 for a public hearing.

No. 2

CD 12

C 030067 ZSK

IN THE MATTER OF an application submitted by 37th Street Realty 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 74-681(a)(2) of the Zoning Resolution **to allow a portion of a railroad or transit right-of-way which has been permanently discontinued or terminated to be included in the lot area of a zoning lot located at 1430 37th Street** (Block 5348, Lot 67 and p/o Lot 9) to facilitate the enlargement of an existing bakery use to include a 30-space accessory parking lot and a 1-story accessory storage building, in an M2-1 District.

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

Resolution for adoption scheduling May 7, 2003 for a public hearing.



No. 3

CD 14

C 020442 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 two (2) city-owned properties** pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Location</u>
5289	p/o 9	37 Street
5348	9	37 Street

Resolution for adoption scheduling May 7, 2003 for a public hearing.



No. 4

CD 16

C 030295 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 744, 746, 750, 752 & 756 Rockaway Avenue, part of Site 22 within the Marcus Garvey Urban Renewal Area (Block 3589, lots 43-47), 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 construction of a five story building, tentatively known as Dona Rosita II, with approximately 61 units of housing for low income, formally homeless persons with AIDS, to be developed under HPD's Supportive Housing program.

Resolution for adoption scheduling May 7, 2003 for a public hearing.

BOROUGH OF MANHATTAN

No. 5

CD 1

C 030026 ZSM

IN THE MATTER OF an application submitted by 16 Desbrosses LLC 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:**

- 1. Section 111-101 to allow loft dwellings below the floor level of the third story; and**
- 2. Section 111-103(b) to allow loft dwellings on the second through sixth floors;**

of an existing 6-story building with a lot coverage greater than 5000 square feet located at 16 Desbrosses Street a.k.a. 121 Watts Street (Block 225, Lot 5), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B2).

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

Resolution for adoption scheduling May 7, 2003 for a public hearing.

Nos. 6 and 7

(Applications for an amendment of the Zoning Map and amendment to the Zoning Resolution to facilitate the Special Hudson Square Mixed-Use District)

No. 6

CD 2

C 030237 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. 12a:**

1. changing from an M1-5 District to an M1-5/R7X District property bounded by Barrow Street, a line 100 feet westerly of Hudson Street, Morton Street, Hudson Street, Clarkson Street, Greenwich Street, Leroy Street, West Street, Morton Street, and Washington Street;
2. changing from an M2-4 District to a C6-2A District property bounded by Spring Street, Greenwich Street, Canal Street, and Washington Street;
3. changing from an M1-6 District to a C6-2A District property bounded by Spring Street, Hudson Street, Canal Street, and Greenwich Street; and
4. establishing a Special Mixed Use District* (MX-6) bounded by Barrow Street, a line 100 feet west of Hudson Street, Morton Street, Hudson Street, Clarkson Street, Greenwich Street, Leroy Street, West Street, Morton Street, and Washington Street;

as shown on a diagram (for illustrative purposes only) dated February 3, 2003, and subject to the conditions of CEQR Declaration E-116 .

*Note: A Special Mixed Use District (MX-6) is proposed under related application (N 030236 ZRY) for an amendment to Section 123-90 of the Zoning Resolution.

Resolution for adoption scheduling May 7, 2003 for a public hearing.

No. 7

CD 2

N 030236 ZRM

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 XII, Chapter 3 (Special Mixed Use District) specifying a Special Mixed Use District (MX-6) in Hudson Square.

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

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

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

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

123-90

SPECIAL MIXED USE DISTRICTS SPECIFIED

* * *

~~#Special Mixed Use District#-6: Hudson Square, Manhattan~~

~~The #Special Mixed Use District#-6 is established in Hudson Square in Manhattan as indicated on the #zoning map#.~~

Resolution for adoption scheduling May 7, 2003 for a public hearing.

NOTICE

On Wednesday, May 7, 2003, at 10:00 a.m., in Spector Hall, on the first floor of 22 Reade Street, Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an amendment to the zoning map to change M1-5, M1-6, and M2-4 zoning districts to C6-2A and a special mixed use MX-6, M1-5/R7X for two non-contiguous areas, one covering 5½ blocks and the other 3 blocks, in the Hudson Square section of Community District 2 in

Manhattan, as well as a text amendment to Zoning Resolution Section 123-90, to establish a new Special Mixed-Use District, MX-6: Special Hudson Square District.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 03DCP014M.

No. 8

CD 2

C 030255 ZSM

IN THE MATTER OF an application submitted by 433 Broadway, LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-781 of the Zoning Resolution **to modify the use regulations of Section 42-14D(2) to allow Use Group 6 uses on the ground floor and the cellar floor of a proposed 6-story commercial building located at 433 Broadway** (Block 231, Lot 14), in an M1-5B District, within the SoHO Cast Iron Historic District.

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

Resolution for adoption scheduling May 7, 2003 for a public hearing.

BOROUGH OF QUEENS

No. 9

CD 7

N 030408 BDQ

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Downtown Flushing Transit Hub Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, **concerning the formation of the Downtown Flushing Transit Hub Business Improvement District.**

Resolution for adoption scheduling May 7, 2003 for a public hearing.

No. 10

CD 12

C 020124 ZMQ

IN THE MATTER OF an application submitted by the Executive Motor Inn pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 18d**, establishing within an existing R3-2 District a C2-2 District bounded by Cranston Street, 138th Avenue, North Conduit Avenue, 136th Avenue, a line 235 feet southwesterly of Cranston Street, a line 100 feet southeasterly of 136th Avenue, a line 50 feet southwesterly of Cranston Street, and 136th Avenue, as shown on a diagram (for illustrative purposes only) dated February 3, 2003.

Resolution for adoption scheduling May 7, 2003 for a public hearing.

No. 11

CD 8

C 030297 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 15a and 15b:**

1. changing from an R2 District to an R1-2 District property bounded by 188th Street, 87th Drive and its northeasterly prolongation, 191st Street, a line midway between Foothill Avenue and Hillside Avenue and its northeasterly prolongation, the northwesterly prolongation of the center line of 195th Place, Foothill Avenue, the northwesterly prolongation of the center line of 196th Street, a line 60 feet southeasterly of the southeasterly street line of Foothill Avenue (between 197th and 198th Streets) and its northeasterly and southwesterly prolongation, 202nd Street, Foothill Avenue and its southwesterly center line prolongation, a line perpendicular to the northeasterly prolongation of the center line of Romeo Court passing through the point of intersection of the southeasterly street line of Foothill Avenue and a line 700 feet southwesterly of the westerly street line of Francis Lewis Boulevard, the northeasterly prolongation of the center line of Romeo Court, Francis Lewis Boulevard, a line passing through a point on the northeasterly street line of Francis Lewis Boulevard distant 100 feet (as measured along the street line) southeasterly from the intersection of the northeasterly street line of Francis Lewis Boulevard and the southerly street line of Epsom Course at an angle 70 degrees northeasterly from the last course, a line 100 degrees northerly of the last course passing through a point 330 feet (as measured along the last course) northeasterly from the northeasterly street line of Francis Lewis Boulevard, the southerly service

road of the Grand Central Parkway, McLaughlin Avenue, and the southerly street line of Grand Central Parkway and its southeasterly prolongation; except within the area as describe in (b); and

2. changing from an R2 District to an R3-2 District property bounded by Dunton Avenue, a line at a point on the northerly street line of Dunton Avenue intercept with a line distant 317 feet northeasterly of Marengo Street at an angle of 35 degrees northeasterly of the aforementioned line, and Pompeii Avenue;

as shown on a diagram (for illustrative purposes only) dated March 3, 2003.

Resolution for adoption scheduling May 7, 2003 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 12

CD 16

C 030152 HAK

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 423, 421, 417, 415, 413 & 411 Chester Street, a part of Site 22 within the Marcus Garvey Urban Renewal Area (Block 3589, lots 12-17), 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 construction of a four story building, tentatively known as Little Rock Manor, with 40 units of housing for formally homeless persons with disabilities, to be developed under the New York/New York II Initiative program.

(On April 2, 2003, Cal. No. 1, the Commission scheduled April 23, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 13

CD 11

C 030221 HAM

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 1429/39 Fifth Avenue, Site 12A within the Milbank-Frawley Circle East Urban Renewal Area (Block 1622, Lot 73), 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 construction of a six story building, tentatively known as Casa La Quinta, with 42 units of housing for low income families and ground floor commercial space, to be developed under the New York State Housing Trust Fund program.

(On April 2, 2003, Cal. No. 2, the Commission scheduled April 23, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 3

C 030262 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 286-290 E. 3rd Street (Block 372, Lots 16-18), 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 except 290 E. 3rd Street (Block 372, Lot 18) to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as Housing on Third Street, with 53 units of housing for low-income homeless persons.

(On April 2, 2003, Cal. No. 3, the Commission scheduled April 23, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 7

C 030239 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for **disposition of one (1) city-owned property located at 146 West 90th Street** (Block 1220, Lot 55) pursuant to zoning.

(On April 2, 2003, Cal. No. 4, the Commission scheduled April 23, 2003 for a public hearing

which has been duly advertised.)

Close the hearing.

Nos. 16 and 17

(Applications for the grant of special permits to modify use regulations to allow construction of a 7-story building with retail and commercial development)

No. 16

CD 2

C 030133 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Broadway Houston Mack Development LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-781 of the Zoning Resolution **to modify the use regulations of Section 42-14(D)(2)(b) to allow retail uses (Use Group 6 and 10) on the ground floor and cellar of a proposed 7-story building on property located at 610 Broadway** (Block 522, Lot 1), in an M1-5B 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 April 2, 2003, Cal. No. 5, the Commission scheduled April 23, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 2

C 030134 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Broadway Houston Mack Develop-

ment LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-922 of the Zoning Resolution **to allow the development of a large retail establishment (Use Group 6 and 10 uses) with no limitation on floor area on the ground floor, second floor and cellar of a proposed 7-story building on property located at 610 Broadway** (Block 522, Lot 1), in an M1-5B 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 April 2, 2003, Cal. No. 6, the Commission scheduled April 23, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 1

N 030356 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Borders Group, Inc 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 Section 91-01 and 91-13 (Sign Regulations) regarding sign regulations for landmark buildings fronting Broadway in C5-5 districts within the Special Lower Manhattan District.

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

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

Matter within # # is defined in the Zoning Resolution;

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

91-01

General Provisions

Except as modified by the express provisions of ~~this~~ ~~the #Special Lower Manhattan District#~~, the regulations of the underlying zoning districts shall remain in effect.

Requirements that apply generally throughout the ~~#Special Lower Manhattan District#~~ are set forth in the provisions for this Chapter. The provisions of Section 91-40 (MANDATORY DISTRICT PLAN ELEMENTS) specify planning and urban design features to be provided in connection with new ~~#developments#~~ or ~~#enlargements#~~ that are primarily oriented toward the accommodation and well-being of pedestrians.

(New paragraph) For requirements that are not generally applicable but are tied to specific locations within the Special District, the locations where these requirements apply are shown on District Map 2 (Street Wall Continuity Types 1, 2 & 3), Map 3 (Street Wall Continuity Types 4 & 5), Map 4 (Designated Retail Streets) and Map 5 (Curb Cut Prohibitions) in Appendix A. Certain ~~#sign#~~ regulations that apply to landmark ~~#buildings#~~ with ~~#street walls#~~ fronting Broadway are set forth in Section 91-134

91-13 Sign Regulations

In the ~~#Special Lower Manhattan District#~~, except as modified by the provisions of this Section, inclusive, the regulations of Section 32-60, et. seq., pertaining to ~~#signs#~~, shall apply.

91-131 Illuminated signs in C5 Districts

In all C5 Districts within the ~~#Special Lower Manhattan District#~~, not more than one ~~#illuminated#~~, non-~~#flashing sign#~~, other than an ~~#advertising sign#~~, with a total ~~#surface area#~~ not exceeding eight square feet shall be permitted for each ~~#street#~~ frontage of the ~~#zoning lot#~~. Such ~~#sign#~~ may be located only within a window of a ~~#building#~~.

91-132 Banner regulations

In all C5 and C6 Districts within the ~~#Special Lower Manhattan District#~~, in lieu of the provisions of Section 32-652 (Permitted projection in all other Commercial Districts), banners may project across a ~~#street line#~~ for a maximum distance of eight feet.

In C5-3 or C5-5 Districts within the Special District, in lieu of the provisions of Section 32-655 (Height of signs in all other Commercial Districts), banners may extend above ~~#curb~~

level# to a maximum height of 40 feet.

91-133

Height of signs in C6-9 Districts

In C6-9 Districts within the #Special Lower Manhattan District#, the regulations of Section 32-655 (Height of signs in all other Commercial Districts) may be modified to allow a maximum height of 50 feet above #curb level#, provided the City Planning Commission certifies that the design features of the existing #building#, as they appear on May 9, 2001, would unduly obstruct the visibility of the #sign# without such modification. An application for such certification shall be filed with detailed plans showing compliance with this Section.

91-134

Signs on landmark buildings fronting Broadway in C5-5 Districts

In addition to #signs# and banners otherwise permitted pursuant to this Section, 91-13, et seq., within 100 feet of Broadway in C5-5 Districts, on any #building# with a #street wall# fronting Broadway that is a landmark designated by the Landmarks Preservation Commission, the applicable #sign# regulations of Section 32-60 shall be modified according to the following provisions, provided such #signs# and any alterations to the #building# connected with such #signs# have received a certificate of appropriateness or other permit from the Landmarks Preservation Commission.

- (a) #Illuminated# non-#flashing signs# other than #advertising signs# are permitted with a total #surface area# (in square feet) not to exceed 50 square feet along any #street# frontage.
- (b) No permitted #sign# shall extend above #curb level# at a height greater than 40 feet.
- (c) No permitted #sign# shall project across a #street line# more than 60 inches.
- (d) Permitted #signs# displayed on awnings may also include commercial copy related to products or services available in an establishment contained within such #building#.

(On April 2, 2003, Cal. No. 7, the Commission scheduled April 23, 2003 for a public hearing

which has been duly advertised.)

Close the hearing.

No. 19

CD 6

N 030417 PXM

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for **use of property located at 323 East 44th Street and 793 1st Avenue** (Block 1337, Lots 14 and 1102).

(On April 9, 2003, the Commission duly advertised April 23, 2003 for a public hearing.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 20

CD 2

C 030195 PCR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter **for site selection and acquisition of twenty-two properties bounded by Graham Boulevard, Grimsby Street, Seaver and Nugent avenues** (Block 3758, lots 1, 3, 12, 14, 16, 20, 23, 25, 26, 28, 29, 34, 35, 36, 37, 39, 44, 48, 50, 53, 56, and 59) **for the storage and conveyance of stormwater.**

(On April 2, 2003, Cal. No. 8, the Commission scheduled April 23, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 21

CD 4

C 020247 MMK

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 March 19, 2003 for a public hearing. On March 19, 2003, Cal. No. 7, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 22

CD 3

C 030184 PPM

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. On March 19, 2003, Cal. No. 8, the hearing was closed.)

For consideration.

Nos. 23, 24, and 25

(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. 23

CD 10

C 030243 HUM

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. On March 19, 2003, Cal. No. 9, the hearing was closed.)

For consideration.

No. 24

CD 10

C 030244 ZMM

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. On March 19, 2003, Cal. No. 10, the hearing was closed.)

For consideration.

No. 25

CD 10

C 030245 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 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. On March 19, 2003, Cal. No. 11, the hearing was closed.)

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the Socony-Mobil Building)*

No. 26

CD 6

N 030369 HKM

IN THE MATTER OF a communication dated March 3, 2003 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Socony-Mobil Building, 150 East 42nd Street (aka 130-170 42nd Street, 375 Lexington Avenue, 640-658 Third Avenue, 131-155 East 41st Street), by the Landmarks Preservation Commission, whether of an historic district or landmark, on February 25, 2003 (List 341, LP No. 2117).

For consideration.

No. 27

CD 4

N 020685 ZAM

IN THE MATTER OF an application submitted by Central Parking Systems of New York, Inc. **for the grant of an authorization** pursuant to Section 13-552 of the Zoning Resolution **to allow an attended public parking lot with a maximum capacity of 55 spaces on property located at 485 Tenth Avenue** (Block 709, Lot 33), in an M1-5 District.

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

For consideration.

BOROUGH OF QUEENS

No. 28

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

CD 2

N 030277 ZRQ

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. On March 19, 2003, Cal. No. 13, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 29

CD 2

N 010073 ZAR

IN THE MATTER OF an application submitted by Park Tysen Associates, LLC for **the grant of an authorization** pursuant to Section 36-023 of the Zoning Resolution for:

- a. a group parking facility in a C4-1 district which is accessory to a commercial development on a zoning lot in excess of 4 acres; and**
- b. a reduction of the parking requirement of Section 36-21 (General Provisions) by 49.93 percent, from 1404 to 703 spaces;**

to facilitate the enlargement of an existing commercial development on property located at 2700-2754 Hylan Boulevard (Block 3983, Lot 13), in a C4-1 District.

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

For consideration.

No. 30

CD 2

N 030355 ZAR

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution to modify topography **to allow construction of an athletic building accessory to two existing ballfields at 475 Brielle Avenue, Farm Colony at Seaview Hospital Historic District (Block 1955, Lot 1), in an R3-2 district within the Special Natural Area District.**

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

For consideration.
