

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, MAY 24, 2006  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK 10007**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	N 060096 NPM	8	CD 8 WATERFRONT 197-A PLAN	Scheduled to be Heard 6/7/06
2	C 060221 PPK	4	A & D PLUMBING	Favorable Report Adopted
3	C 060277 ZSM	3	COMMON GROUND COMMUNITY RESIDENCE	" "
4	C 060281 HAM	3	FABRIA HOUSES	" "
5	C 050418 MMQ	14	FEDERAL JEANS	" "
6	C 050419 HDQ	14	" "	" "
7	C 060294 ZMQ	2, 5	MASPETH/WOODSIDE REZONING	" "
8	N 060297 ZAR	2	36 BURTON COURT	Authorization Approved
	Supplemental Cal.			
S1	N 060336 ZAM	4	517 WEST 23 <sup>RD</sup> STREET	Authorization Approved
9	C 060214 ZMX	8	VAN COURTLANDT CENTER	Hearing Closed
10	C 060215 GFX	8	" "	" "
11	C 020143 MMK	2	PRATT INSTITUTE CITY MAP CHANGE	" "
12	C 060169 ZSM	4	HIT FACTORY ACCESSORY GARAGE	" "
13	C 050520 ZSM	5	1515 BROADWAY GARAGE	" "
14	C 060323 ZMQ	2	SILVERCUP WEST	" "
15	N 060324 ZRQ	2	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		2	3	4	5	6	7	8	S1						
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y						
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y						
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y						
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	AB					
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y						
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y						
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y						
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y						
Lisa Gomez	P	Y	Y	Y	Y	Y	Y	Y	Y						
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y						
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y						
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y						
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y						

MEETING ADJOURNED AT: 2:00 P.M.



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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, MAY 24, 2006**

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



**Michael R. Bloomberg, Mayor**

**City of New York**

**[No. 10]**

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

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

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**CITY PLANNING COMMISSION**

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GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

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

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

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

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

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

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

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

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

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

- AMANDA M. BURDEN, AICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, R.A.**
- ALFRED C. CERULLO, III**
- RICHARD W. EADDY**
- JANE D. GOL**
- LISA A. GOMEZ**
- CHRISTOPHER KUI**
- JOHN MEROLO**
- KAREN A. PHILLIPS**
- DOLLY WILLIAMS, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

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

**ORDER OF BUSINESS**

**WEDNESDAY, MAY 24, 2006**

Roll Call; Approval Of Minutes..... 1

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

II. Reports..... 2

III. Public Hearings ..... 11

IV. Schedule Of Meetings: January 1, 2006 - June 30, 2006 ..... 27

V. Schedule Of Meetings: July 1, 2006 - December 31, 2006.....28

**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 June 7, 2006 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

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**GENERAL INFORMATION**

**HOW TO PARTICIPATE:**

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

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

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

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

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

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

Subject \_\_\_\_\_

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

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

Position:    Opposed \_\_\_\_\_  
                  In Favor \_\_\_\_\_

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

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

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

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

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

**MAY 24, 2006**

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**APPROVAL OF MINUTES OF Regular Meeting of May 10, 2006**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JUNE 7, 2006**

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

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**BOROUGH OF MANHATTAN**

**No. 1**

***CD 8 WATERFRONT 197-A PLAN***

**CD 8**

**N 060096 NPM**

IN THE MATTER OF a plan submitted by Manhattan Community Board 8 concerning the open spaces, parks and waterfront access in the Queensboro Bridge area of Community District 8, for consideration pursuant to Section 197-a of the New York City Charter. The proposed plan for adoption is called "The Manhattan Community Board 8 197-a Plan for the Queensboro Bridge Area."

**Resolution for adoption scheduling June 7, 2006 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF BROOKLYN**

**No. 2**

***A & D PLUMBING***

**CD 4**

**C 060221 PPK**

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 134 Evergreen Avenue (Block 3162, Lot 28), pursuant to zoning.

(On April 5, 2006, Cal. No. 1, the Commission scheduled April 26, 2006 for a public hearing. On April 26, 2006, Cal. No. 12, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 3**

***COMMON GROUND COMMUNITY RESIDENCE***

**CD 3**

**C 060277 ZSM**

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and Common Ground Community Housing Development Fund Corporation, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage) to apply to a proposed approximately 99,158 square-foot, 12-story Non-Profit Institution with Sleeping Accommodations (U.G. 3A), on property located at 133 Pitt Street (Block 345, Lots 56 & 58), in an R7-2 District, partially within the Pueblo Nuevo Urban Renewal Area.

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 5, 2006, Cal. No. 2, the Commission scheduled April 26, 2006 for a public hearing. On April 26, 2006, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**No. 4**

***FABRIA HOUSES***

**CD 3**

**C 060281 HAM**

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

- 1.) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 212-214 East 7<sup>th</sup> Street (Block 389, Lot 24) and 617-619 East 9<sup>th</sup> Street (Block 392, Lot 53), 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 lots to a developer to be selected by HPD.

to facilitate the development of two, six-story buildings, tentatively known as Fabria Houses, with approximately 37 residential units.

(On April 5, 2006, Cal. No. 3, the Commission scheduled April 26, 2006 for a public hearing. On April 26, 2006, Cal. No. 15, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**Nos. 5 & 6**

***FEDERAL JEANS***

**No. 5**

**CD 14**

**C 050418 MMQ**

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

- the elimination, discontinuance and closing of Beach 79<sup>th</sup> Street, Beach 80<sup>th</sup> Street, Beach 81<sup>st</sup> Street, Beach 82<sup>nd</sup> Street, Beach 83<sup>rd</sup> Street;
- the elimination of Finnard Avenue;
- the delineation of permanent sewer easements;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

all within an area bounded by Beach 77<sup>th</sup> Street, Beach Channel Drive, Beach 84<sup>th</sup> Street and Rockaway Freeway, in accordance with Map No. 4987 dated December 1, 2005 and signed by the Borough President.

(On April 5, 2006, Cal. No. 4, the Commission scheduled April 26, 2006 for a public hearing. On April 26, 2006, Cal. No. 17, the hearing was closed.)

**For consideration.**

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**No. 6**

**CD 14**

**C 050419 HDQ**

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the disposition to the Economic Development Corporation of Block 16100 (Lots 31 and 38); Block 16103 (Lots 1 and 60); Block 16104 (Lots 1 and 28); Block 16105 (Lot 1); and Block 16106 (Lot 1), Site 1 within the Arverne Urban Renewal Area.

(On April 5, 2006, Cal. No. 5, the Commission scheduled April 26, 2006 for a public hearing. On April 26, 2006, Cal. No. 18, the hearing was closed.)

**For consideration.**

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**No.7**

***MASPETH/WOODSIDE REZONING***

**CD 2, 5**

**C 060294 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. 9b, 9d and 13c:

1. eliminating from within an existing R4 District a C2-2 District bounded by Queens Boulevard, 65<sup>th</sup> Place, a line 100 feet southerly of Queens Boulevard, and 64<sup>th</sup> Street;
2. eliminating from within an existing R5 District a C2-2 District bounded by:
  - a. a line 100 feet northerly of Queens Boulevard, the westerly boundary line of a park and its southerly prolongation, Queens Boulevard, and 64<sup>th</sup> Street;
  - b. 68<sup>th</sup> Street, a line perpendicular to the easterly street line of 68<sup>th</sup> Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 68<sup>th</sup> Street and the northerly street line of Queens Boulevard, 69<sup>th</sup> Street, a line 50 feet southerly of 44<sup>th</sup> Avenue, a line 100 feet northerly of Queens Boulevard, a line 100 feet northerly of 45<sup>th</sup> Avenue, a line perpendicular to the northerly street line of 45<sup>th</sup> Avenue distant 200 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 45<sup>th</sup> Avenue and the northerly street line of Queens Boulevard, 45<sup>th</sup> Avenue, and Queens Boulevard; and
  - c. Queens Boulevard, 73<sup>rd</sup> Street, 47<sup>th</sup> Avenue, and 70<sup>th</sup> Street;
3. eliminating from within an existing R5B District a C2-2 District bounded by a line 150 feet northerly of Queens Boulevard, the westerly boundary line of a park, a line 100 feet northerly of Queens Boulevard, and 65<sup>th</sup> Place;

4. eliminating from within an existing R6 District a C2-2 District bounded by Queens Boulevard, 64<sup>th</sup> Street, a line 150 southerly of Queens Boulevard, and 61<sup>st</sup> Street;
5. eliminating from within an existing R7X District a C2-2 District bounded by a line 100 feet northerly of Queens Boulevard, 58<sup>th</sup> Street, 44<sup>th</sup> Avenue, the northerly prolongation of the easterly street line of 59<sup>th</sup> Street, Queens Boulevard, and 57<sup>th</sup> Street;
6. changing from an R4 District to an R4B District property bounded by:
  - a. a line 100 feet southerly of 51<sup>st</sup> Road, a line 150 feet easterly of 72<sup>nd</sup> Place, 51<sup>st</sup> Road and its easterly centerline prolongation, the southwesterly boundary line of the Long Island Rail Road Right-Of-Way (Main Line), a line 100 feet northeasterly of 74<sup>th</sup> Street, Calamus Avenue, a line 80 feet easterly of 74<sup>th</sup> Street, the easterly centerline prolongation of 52<sup>nd</sup> Road, 74<sup>th</sup> Street, 52<sup>nd</sup> Court, a line 225 feet easterly of 73<sup>rd</sup> Street, 52<sup>nd</sup> Avenue, a line 100 feet easterly of 72<sup>nd</sup> Place, a line midway between Calamus Avenue and 52<sup>nd</sup> Avenue, 72<sup>nd</sup> Place, Calamus Avenue, and 72<sup>nd</sup> Place; and
  - b. Brooklyn Queens Expressway, 48<sup>th</sup> Avenue and its westerly centerline prolongation, 65<sup>th</sup> Place, 51<sup>st</sup> Avenue, a line midway between 64<sup>th</sup> Street and 65<sup>th</sup> Street, Tyler Avenue, and 59<sup>th</sup> Place;
7. changing from an R4 District to an R4-1 District property bounded by:
  - a. the northerly boundary line of a park and its westerly prolongation, 64<sup>th</sup> Street, a line 100 feet southerly of Queens Boulevard, 67<sup>th</sup> Street, Laurel Hill Boulevard, 65<sup>th</sup> Place, 48<sup>th</sup> Avenue and its westerly centerline prolongation, Brooklyn Queens Expressway, and 61<sup>st</sup> Street;
  - b. 50<sup>th</sup> Avenue, 66<sup>th</sup> Street, 49<sup>th</sup> Avenue, 69<sup>th</sup> Street, Garfield Avenue, 68<sup>th</sup> Street, Maurice Avenue, 69<sup>th</sup> Street, a line 300 feet northerly of 52<sup>nd</sup> Avenue, 69<sup>th</sup> Place, 52<sup>nd</sup> Avenue, 69<sup>th</sup> Street, 51<sup>st</sup> Road, 66<sup>th</sup> Street, 52<sup>nd</sup> Avenue, 62<sup>nd</sup> Street, a line 390 feet northeasterly of 53<sup>rd</sup> Avenue, a line midway between Maurice Avenue and 62<sup>nd</sup> Street, the southeasterly prolongation of the northwesterly street line of Tyler Avenue, Maurice Avenue, Tyler Avenue, a line midway between 64<sup>th</sup> Street and 65<sup>th</sup> Street, 51<sup>st</sup> Avenue, and 65<sup>th</sup> Place;
  - c. 52<sup>nd</sup> Avenue, 72<sup>nd</sup> Street, Calamus Avenue, a line 100 feet westerly of 72<sup>nd</sup> Place, 53<sup>rd</sup> Road, 72<sup>nd</sup> Street, 53<sup>rd</sup> Avenue, a line 200 feet easterly of 69<sup>th</sup> Street, 52<sup>nd</sup> Drive, and 69<sup>th</sup> Place;

- d. a line midway between Calamus Avenue and 52<sup>nd</sup> Avenue, a line 100 feet easterly of 72<sup>nd</sup> Place, 52<sup>nd</sup> Avenue, and 72<sup>nd</sup> Place;
  - e. 52<sup>nd</sup> Avenue, a line 225 feet easterly of 73<sup>rd</sup> Street, 52<sup>nd</sup> Court, 74<sup>th</sup> Street, a line 100 feet northwesterly of Grand Avenue, a line 100 feet northeasterly of 73<sup>rd</sup> Street, a line 100 feet easterly of 73<sup>rd</sup> Street, 52<sup>nd</sup> Road, and 73<sup>rd</sup> Street; and
  - f. 53<sup>rd</sup> Drive, 66<sup>th</sup> Street, Borden Avenue, 69<sup>th</sup> Street, a line 100 feet southeasterly of Grand Avenue, Mazeau Street, 57<sup>th</sup> Avenue, a line 100 feet southeasterly of Grand Avenue, 73<sup>rd</sup> Place, 57<sup>th</sup> Avenue, 74<sup>th</sup> Street, Queens Midtown Expressway, a line 160 feet easterly of 63<sup>rd</sup> Street and its southerly prolongation, a line 90 feet northerly of Borden Avenue, a line 100 feet easterly of 63<sup>rd</sup> Street, 54<sup>th</sup> Avenue, and 63<sup>rd</sup> Place;
8. changing from an R5 District to an R4-1 District property bounded by Brooklyn Queens Expressway, Woodside Avenue, 68<sup>th</sup> Street, 43<sup>rd</sup> Avenue, 69<sup>th</sup> Street, a line perpendicular to the easterly street line of 68<sup>th</sup> Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 68<sup>th</sup> Street and the northerly street line of Queens Boulevard, 68<sup>th</sup> Street, a service road of the Brooklyn Queens Expressway, a line 100 feet northerly of Queens Boulevard, and the centerline of the Long Island Rail Road Right-Of-Way (Main Line);
  9. changing from an R5B District to an R4-1 District property bounded by a line 100 feet southerly of Woodside Avenue, 67<sup>th</sup> Street, Woodside Avenue, Brooklyn Queens Expressway, and centerline of the Long Island Rail Road Right-Of-Way (Main Line);
  10. changing from a R6 District to an R5 District property bounded by 47<sup>th</sup> Avenue, 60<sup>th</sup> Street, Brooklyn Queens Expressway, and 58<sup>th</sup> Street;
  11. changing from an R6B District to an R5B District property bounded by a line 200 feet southerly of Woodside Avenue, 61<sup>st</sup> Street, 43<sup>rd</sup> Avenue, and 60<sup>th</sup> Street;
  12. changing from an M1-1 District to an R6 District property bounded by Roosevelt Avenue, 52<sup>nd</sup> Street, a line 100 feet northerly of Queens Boulevard, and 50<sup>th</sup> Street;
  13. changing from an R4 District to an R7X District property bounded by Queens Boulevard, 66<sup>th</sup> Street, a line 100 feet southerly of Queens Boulevard, and 64<sup>th</sup> Street;

14. changing from an R5 District to an R7X District property bounded by:
- a. a line 100 feet northerly of Queens Boulevard, the westerly boundary line of a park and its southerly prolongation, Queens Boulevard, and 64<sup>th</sup> Street;
  - b. the centerline of the Long Island Rail Road Right-Of-Way (Main Line), a line 100 feet northerly of Queens Boulevard, a service road of the Brooklyn Queens Expressway, 68<sup>th</sup> Street, a line perpendicular to the easterly street line of 68<sup>th</sup> Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 68<sup>th</sup> Street and the northerly street line of Queens Boulevard, 69<sup>th</sup> Street, a line 50 feet southerly of 44<sup>th</sup> Street, a line 100 feet northerly of Queens Boulevard, a line 100 feet northerly of 45<sup>th</sup> Avenue, a line perpendicular to the northerly street line of 45<sup>th</sup> Avenue distant 275 feet easterly (as measured along the street line ) from the point of intersection of the northerly street line of Queens Boulevard and the northerly street line of 45<sup>th</sup> Avenue, 45<sup>th</sup> Avenue, Queens Boulevard, and the Brooklyn Queens Expressway; and
  - c. Queens Boulevard, 73<sup>rd</sup> Street, 47<sup>th</sup> Avenue, and 70<sup>th</sup> Street;
15. changing from an R6 District to an R7X District property bounded by Queens Boulevard, 64<sup>th</sup> Street, the northerly boundary line of a park and its easterly and westerly prolongations, and 61<sup>st</sup> Street;
16. changing from a C8-1 District to an R7X District property bounded by:
- a. a line 100 feet northerly of Queens Boulevard, 57<sup>th</sup> Street, Queens Boulevard, and 52<sup>nd</sup> Street;
  - b. Queens Boulevard, 69<sup>th</sup> Street, a line 150 southerly of Queens Boulevard, 67<sup>th</sup> Street, a line 100 feet southerly of Queens Boulevard, and 66<sup>th</sup> Street; and
  - c. a line 100 feet northerly of Queens Boulevard, a line 100 feet southerly of 45<sup>th</sup> Avenue, the westerly boundary line of the New York Connecting Rail Road Right-Of-Way, Queens Boulevard, and 45<sup>th</sup> Avenue;
17. changing from an M1-1 District to an R7X District property bounded by:
- a. a line 100 feet northerly of Queens Boulevard, 52<sup>nd</sup> Street, Queens Boulevard, and 50<sup>th</sup> Street; and

- b. Queens Boulevard, 70<sup>th</sup> Street, a line 150 southerly of Queens Boulevard, and 69<sup>th</sup> Street;
18. establishing within a proposed R6 District a C2-3 District bounded by Roosevelt Avenue, 52<sup>nd</sup> Street, a line 100 feet northerly of Queens Boulevard, and 50<sup>th</sup> Street; and
19. establishing within a proposed and existing R7X District a C2-3 District bounded by:
- a. 50<sup>th</sup> Street, a line 100 feet northerly of Queens Boulevard, 58<sup>th</sup> Street, 44<sup>th</sup> Avenue, 60<sup>th</sup> Street, and Queens Boulevard; and
  - b. 63<sup>rd</sup> Street, a line 150 feet northerly of Queens Boulevard, 64<sup>th</sup> Street, a line 100 feet northerly of Queens Boulevard, the westerly boundary line of a park and its southerly prolongation, Queens Boulevard, Brooklyn Queens Expressway, the centerline of the Long Island Rail Road Right-Of-Way (Main Line), a line 100 feet northerly of Queens Boulevard, a service road of the Brooklyn Queens Expressway, 68<sup>th</sup> Street, a line perpendicular to the easterly street line of 68<sup>th</sup> Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 68<sup>th</sup> Street and the northerly street line of Queens Boulevard, 69<sup>th</sup> Street, a line 50 feet southerly of 44<sup>th</sup> Avenue, a line 100 feet northerly of Queens Boulevard, a line 100 feet northerly of 45<sup>th</sup> Avenue, a line perpendicular to the northerly street line of 45<sup>th</sup> Avenue distant 275 feet easterly (as measured along the street line ) from the point of intersection of the northerly street line of Queens Boulevard and the northerly street line of 45<sup>th</sup> Avenue, 45<sup>th</sup> Avenue, a line 100 feet northerly of Queens Boulevard, a line 100 feet southerly of 45<sup>th</sup> Avenue, the westerly boundary of the New York Connecting Rail Road Right-Of-Way, Queens Boulevard, 73<sup>rd</sup> Street, 47<sup>th</sup> Avenue, 70<sup>th</sup> Street, a line 150 feet southerly of Queens Boulevard, 67<sup>th</sup> Street, a line 100 feet southerly of Queens Boulevard, 64<sup>th</sup> Street, the northerly boundary line of a park and its easterly and westerly prolongations, and 61<sup>st</sup> Street;

as shown on a diagram (for illustrative purposes only) dated January 23, 2006, and subject to the conditions of CEQR Declaration E-163.

(On March 22, 2006, Cal. No. 6, the Commission scheduled April 5, 2006 for a public hearing. On April 5, 2006, Cal. No. 21, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 8**

***36 BURTON COURT***

**CD 2**

**N 060297 ZAR**

IN THE MATTER of an application submitted by Michelle and Daniel Castellano for grant of authorizations pursuant to Section 105-422 of the Zoning Resolution for development on a zoning lot having steep slope and Section 105-431 for modification of lot coverage controls to facilitate the construction of a residential development at 36 Burton Court (Block 953, Lot 229) within the Special Natural Area 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**

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**III. PUBLIC HEARINGS**

---

**BOROUGH OF THE BRONX**

**Nos. 9 & 10**

***VAN COURTLANDT CENTER***

**No. 9**

**CD 8**

**C 060214 ZMX**

**PUBLIC HEARING:**

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

1. changing from an M1-1 District to an R6 District property bounded by West 242<sup>nd</sup> Street, Broadway, the property line of the New York City Transit Authority and its southeasterly and northwesterly prolongations, a line 150 feet southeasterly of Manhattan College Parkway, a line 150 feet southerly of West 242<sup>nd</sup> Street, and a line 150 feet northwesterly of Broadway; and
2. establishing within an existing and proposed R6 District a C2-3 District bounded by West 242<sup>nd</sup> Street, Broadway, the property line of the New York City Transit Authority and its southeasterly and northwesterly prolongations, and Manhattan College Parkway;

as shown on a diagram (for illustrative purposes only) dated March 6, 2006, and subject to the conditions of CEQR Declaration E-167.

(On May 10, 2006, Cal. No. 1, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 10**

**CD 8**

**C 060215 GFX**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Manhattan College pursuant to Section 197-c of the New York City Charter, for a revocable consent to construct, maintain and use a pedestrian bridge over Manhattan College Parkway approximately 423 feet west of the intersection of Broadway and Manhattan College Parkway.

(On May 10, 2006, Cal. No. 2, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF BROOKLYN**

**No. 11**

***PRATT INSTITUTE CITY MAP CHANGE***

**CD 2**

**C 020143 MMK**

**PUBLIC HEARING:**

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

- the elimination, discontinuance and closing of portions of Classon Avenue between Willoughby Avenue and DeKalb Avenue and Willoughby Avenue between Emerson Place and Classon Avenue;
- the elimination, discontinuance and closing of Steuben Street north of DeKalb Avenue;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map Nos. Y-2633 and X-2634 dated September 21, 2005 and signed by the Borough President.

(On May 10, 2006, Cal. No. 3 the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF MANHATTAN**

**No. 12**

***HIT FACTORY ACCESSORY GARAGE***

**CD 4**

**C 060169 ZSM**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Sagamore 54<sup>th</sup> St. Investments LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 96-111 and 13-561 of the Zoning Resolution to allow an accessory off street parking garage with a maximum capacity of 10 spaces on a portion of the ground floor and cellar of an existing building on property located at 421-429 West 54<sup>th</sup> Street (Block 1064, Lots 16), in a C6-2 District, within the Special Clinton District (Preservation Area).

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 May 10, 2006, Cal. No. 10, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 13**

***1515 BROADWAY GARAGE***

**CD 5**

**C 050520 ZSM**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by 1515 Broadway Fee Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an

attended public parking garage with a maximum capacity of 386 spaces on a portion of the ground floor, cellar, mezzanine cellar, 2<sup>nd</sup> cellar, and 3<sup>rd</sup> cellar of an existing 54-story building on property located at 1515 Broadway (Block 1016, Lot 36), in a C6-7T District, within the Special Midtown District (Theater Subdistrict).

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 May 10, 2006, Cal. No. 11, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**Nos. 14, 15, 16, 17, 18 & 19**

***SILVERCUP WEST***

**No. 14**

**CB 2**

**C 060323 ZMQ**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Terra Cotta LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

- 1) changing from an M1-4 District to an M1-5/R10 District property bounded by the southwesterly boundary line of Queens Bridge Park, Vernon Boulevard, 43<sup>rd</sup> Avenue, and the U.S. Pierhead and Bulkhead Line of the East River; and
- 2) establishing a Special Mixed Use District\* (MX-9) within the area bounded by the southwesterly boundary line of Queens Bridge Park, Vernon Boulevard, 43<sup>rd</sup> Avenue, and the U.S. Pierhead and Bulkhead Line of the East River;

as shown on a diagram (for illustrative purposes only) dated February 21, 2006, and subject to the conditions of CEQR Declaration E-164.

\*Note A Special Mixed Use District (MX-9) is proposed under related application (N 060324 ZRY) for an amendment to Section 123-90 of the Zoning Resolution.

(On May 10, 2006, Cal. No. 4, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 15**

**CD 2**

**N 060324 ZRQ**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Terra Cotta LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article XII, Chapter 3, (Special Mixed Use District), to establish the Special Mixed Use District MX-9 and establish special permit provisions for signs in the MX-9 District in Community District 2, Borough of Queens.

Matter in underline is new, to be added;  
Matter in strikeout is old, to be deleted;  
Matter within # # is defined in Section 12-10;  
\*\*\* indicates where unchanged text appears in the Zoning Resolution

12/10/97

Article XII - Special Purpose Districts

Chapter 3  
Special Mixed Use District

\*\*\*

12/10/97

123-20  
SPECIAL USE REGULATIONS

In #Special Mixed Use Districts#, all #uses# permitted in the designated #Residence District# and all #uses# permitted in the designated M1 District, as set forth in any other provision of this Resolution other than Special Purpose Districts, shall be permitted, except as superseded, modified or supplemented by this Section and provided that #signs# shall comply with the requirements of Section 123-40 (SIGN REGULATIONS).

\*\*\*

~~12/10/97~~

123-40  
SIGN REGULATIONS

In #Special Mixed Use Districts#, the provisions regulating #signs# in C6-1 Districts, as set forth in Section 32-60 (SIGN REGULATIONS), shall apply for any #sign#. For the purposes of applying such regulations in #Special Mixed Use Districts#, all references to #mixed buildings# shall include #mixed use buildings#.

In the MX-9 District, the provisions of this section shall apply except that the City Planning Commission may permit the modification of the applicable provisions of Sections 32-64 (Surface Area and Illumination Provisions) and 32-65 (Permitted Projection or Height of Signs), provided the Commission finds that such #signs# are consistent with the character of the surrounding area. However, no modification shall be made to the applicable provisions of Section 32-644 (Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts) relating to #flashing signs#.

\*\*\*

6/23/05

123-90  
SPECIAL MIXED USE DISTRICTS SPECIFIED

The #Special Mixed Use District# is mapped in the following areas:

#Special Mixed Use District# - 1: (12/10/97)  
Port Morris, The Bronx

The #Special Mixed Use District# - 1 is established in Port Morris in The Bronx as indicated on the #zoning maps#.

\*\*\*

#Special Mixed Use District# - 9: (effective date)  
Northern Hunter's Point Waterfront, Queens

The #Special Mixed Use District# - 9 is established in the Northern Hunter's Point Waterfront in Queens as indicated on the #zoning maps#.

(On May 10, 2006, Cal. No. 5, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 16**

**CD 2**

**C 060325 ZSQ**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Terra Cotta LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 1,400 spaces in a portion of the ground floor, mezzanine, cellar and sub-cellar, in connection with a proposed mixed use development on property generally bounded by the Queensboro Bridge, Vernon Boulevard, 43<sup>rd</sup> Avenue, and the East River (Block 477, Lots 13, 15, 20 and 24), in an M1-5/R10 District\*, within the Special Mixed Use District (MX-9)\*.

\*Note: A zoning map change is proposed under related application ( C 060323 ZMQ) to change the area to an M1-5/R10 (MX-9) District and a Special Mixed Use District (MX-9) is proposed under related application (N 060324 ZRY) for an amendment to Sections 123-40 and 123-90 of the Zoning Resolution.

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

(On May 10, 2006, Cal. No. 6, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 17**

**CD 2**

**C 060326 ZSQ**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Terra Cotta LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-736 of the Zoning Resolution to modify the following Sections of the Zoning Resolution:

1. Section 123-662 and Section 62-341(c)1 to allow the building within an initial setback distance to exceed 65 feet in height for commercial use and to exceed 110 feet in height for residential and community facility use;
2. Section 123-662 and Section 62-341(c)2 to allow the maximum building height

to exceed 185 feet in height for commercial use and to exceed 350 feet in height for residential and community facility use;

3. Section 62-341(c)4 to allow the residential story located entirely above the maximum base height to exceed a gross area of 8,100 square feet;
4. Section 62-341(c)5 to allow any story of a building located entirely above a height of 150 feet to exceed 85 percent of the gross area of the highest story of the same building located entirely below a height of 150 feet; and
5. Section 62-341(c)6 to allow the maximum length of a building which faces a shoreline and is entirely above the maximum base height to exceed 100 feet;

in connection with a proposed mixed use development on property generally bounded by Queensboro Bridge, Vernon Boulevard, 43<sup>rd</sup> Avenue, and the East River (Block 477, Lots 13, 15, 20 and 24), in an M1-5/R10 District\*, within the Special Mixed Use District (MX-9)\*.

\*Note: A zoning map change is proposed under related application ( C 060323 ZMQ) to change the area to an M1-5/R10 (MX-9) District and a Special Mixed Use District (MX-9) is proposed under related application (N 060324 ZRY) for an amendment to Sections 123-40 and 123-90 of the Zoning Resolution.

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

(On May 10, 2006, Cal. No. 7, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 18**

**CD 2**

**C 060327 ZSQ**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Terra Cotta LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 123-40 of the Zoning Resolution to permit the modification of signage regulations of Section 32-64 (Surface Area and Illumination Provisions) and Section 32-65 (Permitted Projection or Height of Signs), in connection with a proposed mixed use development on property generally bounded by Queensboro Bridge, Vernon Boulevard, 43<sup>rd</sup> Avenue, and the East River (Block 477, Lots 13, 15, 20 and 24), in an M1-5/R10 District\*, within the Special Mixed Use District (MX-9)\*.

\*Note: A zoning map change is proposed under related application ( C 060323 ZMQ) to change the area to an M1-5/R10 (MX-9) District and a Special Mixed Use District (MX-9) is proposed under related application (N 060324 ZRY) for an amendment to Sections 123-40 and 123-90 of the Zoning Resolution.

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

(On May 10, 2006, Cal. No. 8, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 19**

**CD 2**

**C 050375 MMQ**

**PUBLIC HEARING:**

IN THE MATTER OF an application, submitted by Terra Cotta LLC c/o Silvercup Studios, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- a change of legal grades in 43<sup>rd</sup> Avenue between Vernon Boulevard and the East River;

in accordance with Map No.4988 dated February 7, 2006 and signed by the Borough President.

(On May 10, 2006, Cal. No. 9, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**NOTICE**

**On Wednesday, May 24, 2006, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning a zoning map amendment to change the zoning designation of a site from M1-4 to an M1-5/R10 Special Mixed-Use District, a special permit to allow an**

accessory parking garage exceeding 225 spaces, a special permit to modify the bulk regulations for development on a waterfront block, and related land use actions to facilitate the development of “Silvercup West”, an approximately 2.77 million gross square foot mixed-use development on an approximately 6-acre waterfront site located at 42-20 Vernon Boulevard (Block 477, Lots 13, 15, 20 and 24) in the Long Island City neighborhood of Queens Community Board 2.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 05DCP080Q.

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**BOROUGH OF MANHATTAN**

**Nos. 20, 21 & 22**

***TRIBECA NORTH REZONING/TEXT AMENDMENT***

**No. 20**

**CD 1**

**C 040543 ZMM**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Truffles LLC 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 a C6-2A District property bounded by Watts Street, Washington Street, Hubert Street and a line 85 feet westerly of Washington Street; and
2. changing from an M1-5 District to a C6-3A District property bounded Watts Street, a line 85 feet westerly of Washington Street, Hubert Street and West Street;

within the Special Tribeca Mixed Use District, as shown on a diagram (for illustrative purposes only) dated February 6, 2006, and subject to the conditions of CEQR Declaration E-162.

(On May 10, 2006, Cal. No. 12, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 21**

**CD 1**

**C 040545 ZSM**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Truffles LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 180 spaces on a portion of the ground floor and cellar of a proposed mixed-use building on property located at 34-36 Desbrosses Street (Block 224, Lots 1, 3, 7, 8, 13, 16, and 18), in C6-2A\* and C6-3A\* Districts, within the Special Tribeca Mixed Use District.

\* Note: the site is proposed to be rezoned by changing an M1-5 District to C6-2A and C6-3A Districts under a related application (C 040543 ZMM) for a change in the Zoning Map.

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

(On May 10, 2006, Cal. No. 13, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 22**

**CD 1**

**N 040544 ZRM**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Truffles LLC pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York relating to Section 111-00 (Special Tribeca Mixed Use District), to create a new Area A4 within the special district, and to apply certain use and bulk regulations within the proposed Area A4, in Community District 1, Borough of Manhattan.

Matter in underline is new, to be added

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

Matter within # # is defined in Section 12-10

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

**111-03  
District Map**

The District Map for the #Special Tribeca Mixed Use District# (Appendix A) identifies special areas comprising the Special District in which special zoning regulations carry out the general purposes of the #Special Tribeca Mixed Use District#. These areas are as follows:

- Area A1 - General Mixed Use Area
- Area A2 - Limited Mixed Use Area (Commercial and Residential Uses)
- Area A3 - General Mixed Use Area
- Area A4 - General Mixed Use Area
- Area B1 - Limited Mixed Use Area
- Area B2 - Limited Mixed Use Area

**111-102  
Ground floor use restrictions**

- (a) Areas A1, ~~and~~ A3 and A4

Ground floor spaces in separate #buildings# may not be combined for #uses# in Use Groups 3, 4, 5 and 6, except in those #buildings# having frontage on Chambers Street, Church Street, Greenwich Street, Hudson Street, ~~or~~ West Broadway or West Street.

\* \* \*

**111-103  
Additional use regulations**

- (a) Areas A1, ~~and~~ A3 and A4

(1) #Uses# in Use Groups 16 and 17 shall be permitted, except the following #uses# are prohibited in all #buildings#:

- (i) within Use Group 16A: crematoriums, poultry or rabbit killing establishments, unenclosed automobile, boat, motorcycle or trailer sales, motorcycle rentals;
- (ii) all Use Group 16B #uses#, except #automotive service stations# by special permit pursuant to Section 73-21;
- (iii) all Use Group 16C #uses#;

(iv) within Use Group 16D: dry cleaning or cleaning or dyeing establishments, with no limitation on type of operation, solvents, #floor area# or capacity per establishment;

(v) within Use Group 17B: manufacture of aircraft, automobiles, trucks, trailers, boats, motorcycles or chemicals; and

(vi) all Use Group 17C #uses#, except agriculture.

(2) The following #uses# are prohibited in #buildings# that do not front on Chambers Street, Hudson Street or West Broadway or West Street:

(i) all Use Group 8A #uses#;

(ii) all Use Group 8D #uses#;

(iii) all Use Group 10A #uses#, except depositories, photographic or motion picture studios, radio or televisions studios; and

(iv) all Use Group 12A #uses#.

(3) In #buildings# fronting on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway or West Street, the following retail facilities shall be limited to 20,000 square feet of #floor area# on a #zoning lot#, including retail #cellar# space allotted to such #uses#, except as otherwise provided in Section 11-40:

(i) all #uses# in Use Groups 6A and 6C;

(ii) all #uses# in Use Group 10 with parking categories B or B1; and

(iii) the above #uses# when listed in other use groups.

Separate #buildings# on separate #zoning lots# may not be combined for #uses# in Use Group 6A and 6C and all #uses# in Use Group 10 with parking categories B or B1.

In addition, in #buildings# not fronting on West Street, retail facilities in Use Groups 6A and 6C shall be limited to 10,000 square feet of #floor area# on a #zoning lot#, including retail #cellar# space allotted to such #uses# , except as other wise provided in Section 11-40.

\* \* \*

(c) Eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, as listed in Use Group 12A, in any location within a #building#, shall be permitted only by special permit of the Board of

Standards and Appeals as provided in Section 73-244. In Areas A1, A2, ~~and A3~~ and A4, the Board of Standards and Appeals shall additionally find for establishments of any capacity with dancing, as listed in Use Group 12A, that primary ingress and egress for such #uses# may only be located on Chambers Street, Church Street, Greenwich Street, Hudson Street, ~~or West Broadway,~~ or West Street, with only fire or emergency egress on other #streets#, and that no portion of such #use# may be located more than 100 feet, measured perpendicularly, from the above-listed streets. Furthermore, such #uses# are restricted as provided in paragraph (a)(2) of this Section.

**111-104**  
**Special Provisions for Areas A1, A2, A3, A4 and B2**

\* \* \*

(d) Area A4

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

(1) Table A of Section 35-24 shall be modified in C6-3A districts to permit a maximum base height of 150 feet and a maximum building height of 160 feet within 100 feet of a #wide street#.

(2) The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within Area A-4, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures), may penetrate a maximum height limit provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage or, the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

(3) For #developments# located on a #zoning lot# containing more than 30,000 square feet, #floor area# and #dwelling units# may be distributed without regard for district boundaries.

~~(e)~~ (e) Area B2

\* \* \*

8/27/98

APPENDIX A  
Special Tribeca Mixed Use District Map - Existing



- Area A1: General Mixed Use Area
- Area A2: Limited Mixed Use Area
- Area A3: General Mixed Use Area
- Area B1: Limited Mixed Use Area
- Area B2: Limited Mixed Use Area

APPENDIX A  
Special Tribeca Mixed Use District Map - Proposed



Area A1: General Mixed Use Area  
Area A2: Limited Mixed Use Area  
Area A3: General Mixed Use Area  
Area A4: General Mixed Use Area  
Area B1: Limited Mixed Use Area  
Area B2: Limited Mixed Use Area

\* \* \*

(On May 10, 2006, Cal. No. 14, the Commission scheduled May 24, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**IV. CITY PLANNING COMMISSION 2006 SCHEDULE OF MEETINGS**  
**January 1 to June 30**

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

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

V. CITY PLANNING COMMISSION 2006 SCHEDULE OF MEETINGS  
July 1 to December 31

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JULY	2	3	4 INDEPENDENCE DAY	5	6	7	8 1	
	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14	15	
	16	17	18	19	20	21	22	
	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28	29	
	30	31						
AUGUST			1	2	3	4	5	
	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11	12	
	13	14	15	16	17	18	19	
	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25	26	
27	28	29	30	31				
SEPTEMBER						1	2	
	3 LABOR DAY	4	5	6	7	8	9	
	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13	14	15	16	
	17	18	19	20	21	22 ROSH HASHANAH	23	
24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29	30		
OCTOBER	1 YOM KIPPUR	2	3	4	5	6	7	
	8 COLUMBUS DAY OBSERVED	9 * REVIEW SESSION	10 CPC PUBLIC MEETING	11	12	13	14	*Review Session will be held on <u>Tuesday, October 10<sup>th</sup></u>
	15	16	17	18	19	20	21	
	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27	28	
29	30	31						
NOVEMBER				1	2	3	4	
	5	6	7 ELECTION DAY	8	9	10 VETERANS DAY OBSERVED	11	
	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17	18	
	19	20	21	22	23 THANKSGIVING	24	25	
26	27	28	29	30				
DECEMBER						1	2	
	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8	9	
	10	11	12	13	14	15	16 1 <sup>ST</sup> DAY HANUKKAH	
	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22	23	
24 31	25 CHRISTMAS	26 1 <sup>ST</sup> DAY KWANZAA	27	28	29	30		

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