

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, JUNE 8, 2005**  
**10:00 A.M. SPECTOR HALL**  
**22 READE STREET, NEW YORK 10007**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 050305 HAK	16	ANCHOR BROADWAY/SITE 8	Scheduled to be Heard 6/22/05
2	C 050027 PQK	1	BROOKLYN NORTH DISTRICT 3 SANITATION GARAGE	" "
3	N 050417 ZRM	1	BATTERY PARK CITY TEXT	" "
4	C 040473 ZSM	4	155 WEST 21 <sup>ST</sup> STREET	" "
5	C 050376 ZMM	11	ALL SAINTS HOUSING	" "
6	C 050377 HAM	11	" "	" "
7	C 050241 MMQ	7	132 <sup>ND</sup> STREET CITY MAP CHANGE	" "
8	C 010703 ZMX	9	PURDY STREET REZONING	Favorable Report Adopted
9	C 050275 HAM	3	ABC NO RIO	" "
10	N 050434 HKR	3	BEDELL HOUSE	Forward Rep't to City Council
11	C 050014 ZMR	1	TOTTENVILLE REZONING	Favorable Report Adopted
12	C 050015 ZMR	3	ELTINGVILLE REZONING	" "
13	C 050311 HAX	4	HIGHBRIDGE APARTMENTS	Hearing Closed
14	C 050318 PQX	4	" "	" "
15	N 050281 ZRM	1	ONE YORK STREET	" "
16	C 050283 ZSM	1	" "	" "
17	C 050282 ZSM	1	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:											
		In Favor - Y Oppose - N Abstain - AB Recuse - R											
Calendar Numbers:		8	9	10	11	12							
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y							
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y							
Angela M. Battaglia	P	Y	Y	Y	Y	Y							
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y							
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y							
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y							
Richard W. Eaddy	P	Y	Y	Y	Y	Y							
Jane D. Gol	P	Y	Y	Y	Y	Y							
Lisa Gomez	P	Y	Y	Y	Y	Y							
Christopher Kui	P	Y	Y	Y	Y	Y							
John Merolo	P	Y	Y	Y	N	N							
Karen A. Phillips	P	Y	Y	Y	N	N							
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y							

MEETING ADJOURNED AT: 12:49 P.M.



**COMPREHENSIVE  
CITY PLANNING CALENDAR**

**of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, JUNE 8, 2005**

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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. 14]**

**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)**

**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: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Reports ), and third 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

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

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

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

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**ORDER OF BUSINESS**

**WEDNESDAY, JUNE 8, 2005**

Roll Call; approval of minutes ..... 1

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

II. Reports .....12

III. Public Hearings.....17

IV. Schedule of Meetings: July 1, 2005 – December 31, 2005 .....38

**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 22, 2005 at Spector Hall, 22 Reade Street, New York, NY at 10:00 a.m.

**GENERAL INFORMATION**

**HOW TO PARTICIPATE:**

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

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

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

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

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

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

Subject \_\_\_\_\_

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

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

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

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

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

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

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

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

**JUNE 8, 2005**

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**APPROVAL OF MINUTES OF Regular Meeting of 5/25/2005**

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**I. MATTERS TO BE SCHEDULED FOR JUNE 22, 2005 PUBLIC HEARING**

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

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**BOROUGH OF BROOKLYN**

**No. 1**

***ANCHOR BROADWAY/SITE 8***

**CD 16**

**C 050305HAK**

**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 768 and 770 Decatur Street (Block 1507, Lots 32 and 33) and 1696, 1698, 1700, 1708 and 1712 Broadway (Block 1507, Lots 35-37, 39 and 41) 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 new retail development, tentatively known as Anchor - Broadway Site 8, under the Department of Housing, Preservation and Development's ANCHOR (Alliance for Neighborhood Commerce, Homeownership and Revitalization) Program.

**Resolution for adoption scheduling June 22, 2005 for a public hearing.**

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No. 2

***BROOKLYN NORTH DISTRICT 3 SANITATION GARAGE***

CD 1

C 050027 PQK

**IN THE MATTER OF** an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 306 Rutledge Street (Block 2228, Lot 11), for continued use as a sanitation garage.

**Resolution for adoption scheduling June 22, 2005 for a public hearing.**

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**BOROUGH OF MANHATTAN**

No. 3

***BATTERY PARK CITY TEXT***

CD 1

N 050417 ZRM

**IN THE MATTER OF** an application submitted by the Battery Park City Authority 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 VIII, Chapter 4 (Special Battery Park City District) concerning **Sections 84-03 (Use Regulations for Zone A and Zone C), 84-031 (Special Permit Uses), 84-12 (Use Regulations), and 84-135 (Limited Height of Buildings) to allow for a new class of permitted rooftop obstructions and to clarify restrictions on the location of uses.**

Matter in Underline is new, to be added;

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

Matter within # # is defined in Sections 12-10 or 84-01 of the Zoning Resolution

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

11/13/81

**Article VIII - Special Purpose Districts**

**Chapter 4**

**Special Battery Park City District**

\* \* \*

1/8/97

**84-03**

**Use Regulations (For Zone A and Zone C)**

The #uses# permitted shall be constructed and located so that no exhaust vents or chimneys open onto any #street# or park or onto the #Esplanade#.

In the case of a #building#, or portion of a #building# occupied by #residential uses#, non #residential uses# may be located only on a #story# below the lowest #story# containing #dwelling units#, except in subzone A-4 pursuant to Section 84-12 (Use Regulations), and except that in any #development# containing hotel #uses# as provided in Sections 84-12 or 84-32 (Use Regulations), an eating and drinking establishment as permitted in Use Group 6 and a #physical culture and health establishment#, either permitted as #accessory# to the hotel or as a non #accessory# #use# pursuant to this Chapter, may be located above a #story# containing #residential uses#.

In the case of a mixed #building# containing #residential# and commercial #uses#, non #residential uses# must be located in a portion of the #mixed building# that has separate access from the street.

\* \* \* \* \*

1/8/97

**84-031**

**Special permit uses**

The following #uses# are permitted only by special permit of the City Planning Commission:

Electrical or gas utility substations, open or enclosed, pursuant to Section 74-61

In Zone A, #public parking garages# as provided for in C5 Districts, pursuant to Section 74-52

As a condition precedent to the granting of such special permit, the Commission shall make a finding that such #use# is located so as to minimize adverse effects on existing or

future #development# in nearby areas or on the use or enjoyment of the #Esplanade# or other public facilities.

The following #uses# are permitted only by special permit of the Board of Standards and Appeals:

Electrical or gas utility substations, open or enclosed, pursuant to Section 73-14

Public utility stations for oil or gas metering or regulating, pursuant to Section 73-15

Telephone exchanges or other communications equipment structures pursuant to Section 73-14

In Zone A, #Physical culture or health establishments# in subzone A-4 only, pursuant to Section 73-36. However, #physical culture or health establishments# located below the level of the first #story# ceiling shall not be permitted to front on the #Esplanade#.

\* \* \* \* \*

2/27/01

**84-12  
Use Regulations**

In the areas indicated as permitted commercial locations in Appendices 2.3 and 3.3, the #use# regulations applying in a C2 District shall apply, except as provided in Sections 84-031 (Special permit uses), 84-032 (Uses not permitted), 84-121 (Uses along Esplanade) and this Section.

In the case of a mixed #building# containing #residential# and non-#residential uses#, #residential uses# are permitted on the same #story# as a non-#residential use# provided no access exists between such #uses# at any level containing #residences# and provided any non-#residential uses# are not located over any #residences#. However, such non-#residential uses# may be located over #residences# by authorization of the City Planning Commission upon finding that sufficient separation of #residences# from non-#residential uses# exists within the #building#.

Notwithstanding any other provisions of this Resolution, the

permitted #uses# listed in Use Groups 6, 7, 8, 9 or 14 and the additional #uses# permitted hereunder shall be limited, per establishment, to 10,000 square feet of #floor area# of any #story# and shall not be located above the first #story# ceiling, except that:

- (a) in any #development# containing an #arcade# required in Section 84-134 (Mandatory arcades), any permitted #use# may be located above the first #story# ceiling and below the second #story# ceiling; and
- (b) supermarkets are permitted with no limitation on #floor area#.

Notwithstanding any other provisions of this Resolution, the #zoning lot# south of First Place and east of Battery Place may be #developed# either with #residential uses#, #transient hotel uses#, or as a #building# containing both #residential# and hotel #uses#. In the case of a #development# containing hotel #uses# on this #zoning lot#, (a) a #physical culture or health establishment# may be permitted and (b) an eating and drinking establishment as permitted in Use Group 6 and a #physical culture and health establishment# or a non-residential accessory use may be located above a #story# containing #residential uses#.

For #developments# and #enlargements# located in subzone A-4, the City Planning Commission may, upon application, authorize modification of the supplementary #use# regulations of Section 32-422 (Location of floors occupied by non-residential uses), provided the following findings are made:

- (1) ~~that the non #residential uses# are located in a portion of the #mixed building# which has separate access to the outside with no opening of any kind to the #residential# portion of the #building# at any #story#;~~
- (2) ~~that the non #residential uses# are not located directly over any #story# containing #dwelling units#; and~~

~~(3) that the modifications shall not adversely affect the residential character of the area.~~

\* \* \* \* \*

2/27/01

**84-135  
Limited height of buildings**

No portion of any #building or other structure# may be built to a height greater than 85 feet above #curb level#, except that:

- (a) any portion of a #building# required to have an exterior wall coincident with a 110-135 foot #mandatory front building wall line#, as provided in Section 84-132 (Mandatory front building walls), may be built to a height of up to 135 feet above #curb level#;
- (b) any portion of a #building# required to have an exterior wall coincident with a 110-230 foot #mandatory front building wall line#, as provided in Section 84-132 and subject to the requirements contained in paragraph (f) therein, may be built to a height of up to 230 feet above #curb level#;
- (c) portions of a #building# required to have an exterior wall coincident with a 150-250 foot #mandatory front building wall line#, as provided in Section 84-132, may be built to a height of up to 250 feet above #curb level#;
- (d) on the portion of any #zoning lot# designated as a #special height location# in Appendices 2.2 or 3.2, a #building# may be built to the height above #curb level# indicated in Appendices 2.2 or 3.2, subject to the following:
  - (1) on any #development# south of First Place and east of Battery Place, with a mandatory front building wall, the area of which, below the level of the second story ceiling, occupies 100 percent of the frontage along its #mandatory front building wall line#, a height of not more than 450 feet, provided, however, that a setback of not more than 10 feet may

be provided at a height of 85 feet or more above #curb level#;

- (2) on #zoning lots# located north of First Place, south of Third Place, and east of Battery Place, #special height locations# not to exceed heights of 135 feet or 360 feet above #curb level# are permitted as indicated in Appendix 2.2, provided that a setback of 10 feet is provided at a height of 85 feet above #curb level# along any #narrow street# frontage;
  - (3) on the #zoning lot# at the southeast corner of Chambers Street and North End Avenue, the #special height location# indicated in Appendix 3.2 shall apply only if such #zoning lot# is occupied by #school# and #residential uses# and the portion of the #building# above a height of 135 feet above #curb level# does not exceed a #lot coverage# of 40 percent; and
  - (4) on the #zoning lot# at the northeast corner of Murray Street and North End Avenue, a #special height location# of 320 feet above #curb level# is permitted as indicated in Appendix 3.2, subject to the requirements contained in Section 84-132, paragraph (f);
- (e) Sections 23-62 (Permitted Obstructions) and 33-42 (Permitted Obstructions) are hereby made inapplicable. Any portion of a #building or other structure# that exceeds an established height limit shall be subject to the following provisions:
- (1) The following shall not be considered obstructions and may thus penetrate a maximum height limit:

Chimneys or flues, with a total width not exceeding 10 percent of the #aggregate width of street walls# of a #building# at any level

Elevator or stair bulkheads, roof water tanks, cooling towers or other #accessory# mechanical equipment (including enclosure walls), 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 at #curb level#, 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

Flagpoles and aerals

Parapet walls, not more than four feet high

Wire, chain link or other transparent fences

Heliostats and wind turbines

- (2) The maximum permitted size of enclosure walls surrounding elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment may be increased by authorization of the City Planning Commission, provided the Commission finds that:
  - (i) the width of such additional enclosure wall at each building face does not exceed 80 percent of the width of the enclosure wall as allowed in paragraph (e)(1) of this Section;
  - (ii) the additional area of the enclosure wall at each building face is not more than 50 percent of the area permitted as -of-right; and
  - (iii) the enclosure wall is compatible with the #building# and the urban design goals of the Special District and complements the design by providing a decorative top; and
- (f) in #special height locations# in Appendices 2.2 and 3.2, no portion of a #building#, including permitted obstructions, shall exceed a height of 450 feet above #curb level#.

**Resolution for adoption scheduling June 22, 2005 for a public hearing.**

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**No. 4**

***155 WEST 21<sup>ST</sup> STREET***

**CD 4**

**C 040473 ZSM**

**IN THE MATTER OF** an application submitted by 155 West 21<sup>st</sup> St 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 83 spaces on portions of the ground floor, cellar and sub-cellar of a proposed 15-story mixed use building located at 155 West 21<sup>st</sup> Street** (Block 797, Lots 6, 7, 9 and 73), in a C6-3A 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 June 22, 2005 for a public hearing.**

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**Nos. 5 & 6**

***ALL SAINTS HOUSING***

**No. 5**

**CD 11**

**C 050376 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. 6a:**

1. changing from a C8-3 district to an R7-2 District property bounded by a line 100 feet westerly of Park Avenue, East 132<sup>nd</sup> Street, the westerly boundary line of the Metro North Rail Road right-of-way, and East 131<sup>st</sup> Street; and
2. establishing within the proposed R7-2 District a C2-4 District bounded by a line 100 feet westerly of Park Avenue, East 132<sup>nd</sup> Street, the westerly boundary line of the Metro North Rail Road right-of-way, and East 131<sup>st</sup> Street, as shown on a diagram (for illustrative purposes only) dated April 25, 2005.

**Resolution for adoption scheduling June 22, 2005 for a public hearing.**

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**No. 6**

**CD 1**

**C 050377 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 53, 55 and 57 East 131st Street (Block 1756, Lots 30-32); 1948-52 Park Avenue (Block 1756, Lot 37); and 50, 52-54, 56 and 58 East 132<sup>nd</sup> Street (Block 1756, Lots 39-41 and 43) 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 three buildings, tentatively known as All Saints Housing, with approximately 99 residential units for low income families, to be developed under HPD's Cornerstone Program.

**Resolution for adoption scheduling June 22, 2005 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 7**

***132<sup>ND</sup> STREET CITY MAP CHANGE***

**CD 7**

**C 050241 MMQ**

**IN THE MATTER OF** an application, submitted by Whiterock Ventures 14<sup>th</sup> Avenue LLC, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the elimination of a portion of 132<sup>nd</sup> Street between 11<sup>th</sup> Avenue and 14<sup>th</sup> Avenue;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 4980 dated March 21, 2005 and signed by the Borough President.

**Resolution for adoption scheduling June 22, 2005 for a public hearing.**

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**II. REPORTS:**

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**BOROUGH OF THE BRONX**

**No. 8**

***PURDY STREET REZONING***

**CD 9**

**C 010703 ZMX**

**IN THE MATTER OF** an application submitted by St. Raymond Community Outreach, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 4b**, eliminating a Special Planned Community Preservation District (PC) bounded by a line passing through two points: one at the intersection of the centerlines of Parker Street and Purdy Street and the other on the easterly street line of Odell Street distant 390 feet northerly of St. Raymond Avenue, the easterly line of the terminus (turnaround) of Odell Street, the northerly centerline prolongation of Odell Street, a line passing through two points: one on the northerly centerline prolongation of Odell Street distant 565 feet northerly of St. Raymond Avenue and the other at the point of intersection of a line 120 feet southerly of Metropolitan Avenue and a line 40 feet westerly of Purdy Street, a line 120 feet southerly of Metropolitan Avenue, and Purdy Street, as shown on a diagram (for illustrative purposes only) dated January 31, 2005.

(On April 27, 2005, Cal. No. 1, the Commission scheduled May 11, 2005 for a public hearing. On May 11, 2005, Cal. No. 15, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 9**

***ABC NO RIO***

**CD 3**

**C 050275 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 156 Rivington Street (Block 349, Lot 33) 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 the rehabilitation of an existing community arts center under HPD's Community Works Program.

(On April 27, 2005, Cal. No. 2, the Commission scheduled May 11, 2005 for a public hearing. On May 11, 2005, Cal. No. 16, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 10**

***BEDELL HOUSE***

**CD 3**

**N 050434 HKR**

**IN THE MATTER OF** a communication dated April 18, 2005 from the Executive Director of the Landmarks Preservation Commission regarding **the landmark designation of The James L. and Lucinda Bedell House**, 7484 Amboy Road (Block 7900, Lot 5) by the Landmarks Preservation Commission on April 12, 2005 (List 361/LP-1280).

**For consideration.**

\_\_\_\_\_

**BOROUGH OF STATEN ISLAND**

**No. 11**

***TOTTENVILLE REZONING***

**CD 1**

**C 050014 ZMR**

**IN THE MATTER OF** an application submitted by Councilman Andrew J. Lanza pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 32d and 35a:**

**1. changing from an R3A District to an R1-2 District property bounded by:**

- a. Asp Place and its northwesterly centerline prolongation, Hopping Avenue, Bentley Street, Amboy Road, Wards Point Avenue, a line 100 feet southerly of Perth Amboy Place, Satterlee Street, Pittsville Avenue (Stairway Street), and the U.S. Pierhead and Bulkhead Line;
- b. Amboy Road, Bedell Avenue, Minerva Avenue, Giegerich Avenue, Amboy Road, Page Avenue, Hylan Boulevard, a line 325 feet northeasterly of Bedell Avenue, a line 470 feet southeasterly of Jacob Street, Bedell Avenue, Jacob Street and its southwesterly centerline prolongation, Sprague Avenue, Keppel Avenue and its southwesterly centerline prolongation, a line 200 feet northeasterly of Sleight Avenue, Hylan Boulevard, a line 200 feet southwesterly of Sleight Avenue, a line 200 feet southeasterly of Amboy Road, Sprague Avenue, the north street line of former DeWitt Street, and Brehaut Avenue; and
- c. Hylan Boulevard, Bedell Avenue, Clermont Avenue and its southwesterly centerline prolongation, Page Avenue and its southeasterly centerline prolongation, the U.S. Pierhead Line, a line 450 feet northeasterly of Sprague Avenue and its southeasterly prolongation, Joline Lane and its southwesterly centerline prolongation, Joline Avenue, a line 300 feet northeasterly of Joline Lane and its southwesterly prolongation, a line 450 feet northeasterly of Sprague Avenue, a line 645 feet southwesterly of Hylan Boulevard, and a line 200 feet northeasterly of Sprague Avenue;

**2. changing from an R3A District to an R3X District property bounded by:**

- a. the U.S. Pierhead and Bulkhead Line, Bentley Street, Arthur Kill Road, Butler Avenue, Amboy Road, Chelsea Street, Pittsville Avenue, a line 200 feet southwesterly of Sleight Avenue, Hylan Boulevard, Chelsea Street, Clermont

Avenue, Swinnerton Street, Hylan Boulevard, Carteret Street, Clermont Avenue, Massachusetts Street, Hylan Boulevard, Satterlee Street, a line 100 feet southeasterly of Perth Amboy Place, Wards Point Avenue, Amboy Road, Bentley Street, Hopping Avenue, and Asp Place and its northwesterly centerline prolongation;

- b. Arthur Kill Road, Yetman Avenue, Craig Avenue, Lee Avenue, Orchard Avenue and its southwesterly centerline prolongation, Fisher Avenue, Arthur Kill Road, St. Andrews Place, a line 225 feet northeasterly of Hecker Street, Maiden Lane, Hecker Street, Craig Avenue, Nashville Street, Amboy Road, Barnard Avenue, a line 200 feet northwesterly of Amboy Road, Wood Avenue, a line 160 feet northwesterly of Amboy Road, Lee Avenue, Amboy Road, and Johnson Avenue; and
- c. Keppel Avenue, Sprague Avenue, Jacob Street and its southwesterly centerline prolongation at Joline Avenue, Bedell Avenue, a line 470 feet southeasterly of Jacob Street, a line 325 feet northeasterly of Bedell Avenue, Hylan Boulevard, Page Avenue, Clermont Avenue and its southwesterly centerline prolongation, Bedell Avenue, Hylan Boulevard, a line 200 feet northeasterly of Sprague Avenue, a line 645 feet southeasterly of Hylan Boulevard, a line 450 feet northeasterly of Sprague Avenue, a line 300 feet northwesterly of Joline Lane and its southwesterly prolongation, Joline Avenue, Joline Lane and its southwesterly centerline prolongation, a line 450 feet northeasterly of Sprague Avenue and its southeasterly prolongation, the U.S. Pierhead Line, Sprague Avenue and its southeasterly centerline prolongation, Hylan Boulevard, and a line 200 feet northeasterly of Sleight Avenue;

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated February 28, 2005.

(On April 27, 2005, Cal. No. 3, the Commission scheduled May 11, 2005 for a public hearing. On May 11, 2005, Cal. No. 17, the hearing was closed.)

**For consideration.**

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**No. 12**

***ELTINGVILLE REZONING***

**CD 3**

**C 050015 ZMR**

**IN THE MATTER OF** an application submitted by Councilman Andrew J. Lanza pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 33c and 33d changing from an R3A District to an R1-2 District property bounded by** Richmond Avenue, Hylan Boulevard, Hales Avenue, and

Koch Boulevard, within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated February 28, 2005.

(On April 27, 2005, Cal. No. 4, the Commission scheduled May 11, 2005 for a public hearing. On May 11, 2005, Cal. No. 18, the hearing was closed.)

**For consideration.**

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**III. PUBLIC HEARINGS:**

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**BOROUGH OF THE BRONX**

**Nos. 13 & 14**

***HIGHBRIDGE APARTMENTS***

**No. 13**

**CD 4**

**C 050311 HAX**

**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 1345 Shakespeare Avenue (Block 2520, Lot 53); 1407, 1401, 1397, 1391, 1404, 1418, 1426, 1430, and 1450 Jessup Avenue (Block 2872, Lots 35-38, 58, 60, 62, 66, 68 and 189) 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 1345 Shakespeare Avenue (Block 2520, Lot 53); 1407, 1404, 1418, 1426, 1430 and 1450 Jessup Avenue (Block 2872, Lots 35, 58, 60, 62, 66, 68 and 189) to a developer selected by HPD;

to facilitate development of four buildings, tentatively known as Highbridge Apartments, with approximately 315 residential units for low income families.

(On May 25, 2005, Cal. No. 1, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 14**

**CD 4**

**C 050318 PQX**

**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 the acquisition of property located at: 1404 Jessup Avenue (Block 2872, lots 58 and 60); 1407 Jessup Avenue (Block 2872, lot 35); 1418 Jessup Avenue (Block 2872, lot 62); 1426 Jessup Avenue (Block 2872, lot 66); 1430 Jessup Avenue (Block 2872, lot 68); and 1450 Jessup Avenue (Block 2872, lot 189).

(On May 25, 2005, Cal. No. 2, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing .**

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**BOROUGH OF MANHATTAN**

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

***ONE YORK STREET***

**No. 15**

**CD 1**

**N 050281ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by One York Property, 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 XI, Chapter 1 (Special Tribeca Mixed Use District) concerning Sections 111-02 (General Provisions), 111-111 (Loft Dwelling Requirements, and 111-50 (Special Permit for Enlargement of Buildings Contain Loft Dwellings) regarding the enlargement of buildings containing loft dwellings.

Matter in underlined 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.

\*\*\*

**111-02**

**General Provisions**

The provisions of this Chapter shall apply to all #developments, enlargements, extensions#, alterations, #accessory uses#, open and enclosed, and changes in #uses# within the Special District.

#Loft dwellings# and #joint living-work quarters for artists# are permitted #uses# within the Special District, ~~subject to the #bulk# regulations of Section 111-11 (Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living-Work Quarters for Artists)~~, and #loft dwellings# are the only permitted #residential use# in #buildings# designed for non-#residential use# and erected prior to December 15, 1961. #Loft dwellings# and #joint living-work quarters for artists# converted under the provisions of this Chapter, are not subject to the provisions of Section 32-42 (Location within Buildings).

#Buildings# designed for non-#residential use# and erected prior to December 15, 1961, that have not since been #enlarged# may be converted to #loft dwellings#, subject to the #bulk# regulations of Section 111-11 (Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living-Work Quarters for Artists).

#Buildings# designed for non-#residential use# and erected prior to December 15, 1961, that have since been #enlarged# may be converted to #loft dwellings#, and #buildings# designed for non-#residential use# and erected prior to December 15, 1961 may be #enlarged# for #loft dwellings#, provided that such conversion or #enlargement# shall be made only by special permit of the City Planning Commission pursuant to Section 111-51 (Special permit for Enlargements of Buildings Containing Loft Dwellings).

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#### **111-111 Loft dwelling requirements**

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- (e) No #building# in Areas B1 and B2 containing #loft dwellings# or #joint living-work quarters for artists# shall be #enlarged#, except that such #buildings# containing #loft dwellings# may be #enlarged# by special permit of the City Planning Commission pursuant to Section 111-51. Mezzanines shall be permitted as provided in paragraph (d) of this Section.

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#### **111-50 SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS**

The City Planning Commission may permit, in Areas B1 and B2, the modification of the #use# provisions of Sections 111-101 (Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists), Section 111-102 (Ground floor use

restrictions), paragraph (b), or 111-103 (Additional use regulations), paragraph (b), to allow #loft dwellings# or #joint living-work quarters for artists# on any #story# in any #building#, provided the Commission finds that:

- (a) the conversion will not harm the commercial and manufacturing sectors of the City's economy;
- (b) the conversion will not harm the commercial and manufacturing character of the surrounding area;
- (c) the process of conversion will not unduly burden #commercial# and #manufacturing uses# in the #building#; and
- (d) the neighborhood in which the conversion is taking place will not be excessively burdened by increased #residential# activity.

All #loft dwellings# or #joint living-work quarters for artists# permitted by this special permit shall meet the standards of the applicable district for such units or quarters. The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requiring the preservation of #floor area# for #commercial# or #manufacturing uses#.

#### **111-51**

#### **Special Permit for Enlargements of Buildings Containing Loft Dwellings**

In Area B1, outside of historic districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit:

(a) #loft dwellings# in #buildings# designed for non-#residential use# and erected prior to December 15, 1961, that have since been #enlarged#; or,

(b) the #enlargement# of #buildings# designed for non-#residential use# and erected prior to December 15, 1961, for #loft dwellings#, provided that:

(1) all #loft dwellings# comply with the requirements of Section 111-111 or have received a certification pursuant to Section 111-20(b);

(2) the #bulk# regulations of an M1-5 District shall apply, except that the #enlarged# portion of the #building# shall comply with the requirements of Sections 23-47 (Minimum Required Rear Yards) and 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) applicable to R8 Districts; and

(3) the maximum #floor area ratio# for all #loft dwellings# shall not exceed 5.0.

(c) In order to grant a special permit, the City Planning Commission shall find that:

(1) the process of #enlargement# will not unduly burden #commercial# and #manufacturing uses# in the #building# and

(2) the neighborhood in which the #enlargement# is taking place will not be excessively burdened by increased #residential# activity.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requiring the preservation of #floor area# for #commercial# or #manufacturing uses#.

\*\*\*

(On May 25, 2005, Cal. No. 3, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing .**

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**No. 16**

**CD 1**

**C 050283 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by One York Property 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- 51(b)\* of the Zoning Resolution to modify the regulations of Sections 111- 02 and 111- 111(e) to allow the enlargement of an existing 6 story building outside of the historic districts designated by the Landmarks Preservation Commission, designed for non residential use and erected prior to December 15, 1961, for loft dwellings on property located at 55 Avenue of the Americas a.k.a. One York Street (Block 212, Lots 24, 26, 41 and 43), in an M1- 5 District, within the Special Tribeca Mixed Use District (Area B1).

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

\* Note: Section 111- 51 is a new section proposed under a related application (N 050281 ZRM) for an amendment of the Zoning Resolution.

(On May 25, 2005, Cal. No. 4, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing .**

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**No. 17**

**CD 1**

**C 050282 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by One York Property 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 Section 111-103(b) to allow forty three (43) loft dwellings on the 3rd floor through 12th floor of an existing 6 story building where the lot coverage is greater than 5,000 square feet and proposed to be enlarged to 12 stories on property located at 55 Avenue of the Americas a.k.a. One York Street (Block 212, Lots 24, 26, 41 and 43), in an M1- 5 District, within the Special Tribeca Mixed Use District (Area B1).

\* Note: Section 111- 50 is proposed to be changed under a related application (N 050281 ZRM) for an amendment of the Zoning Resolution

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 25, 2005, Cal. No. 5, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing .**

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**No. 18**

**CD 1**

**C 050284 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by One York Property 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- 921 of the Zoning Resolution to modify the use regulations of Section 42 00 to allow community facility uses (U.G. 4A) on the 1st, 2nd and 3rd floors of an existing 6 story building and proposed to be enlarged to 12 stories on property located at 55 Avenue of the Americas a.k.a. One York Street (Block 212, Lots 24, 26, 41 and 43), in an M1- 5 District, within the Special Tribeca Mixed Use District (Area B1).

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

(On May 25, 2005, Cal. No. 6, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing .**

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**No. 19**

**CD 1**

**C 050285 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by One York Property 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 accessory parking garage with a maximum capacity of 47 spaces in portions of the cellar, 1st floor and 2nd floor of an existing 6 story building and proposed to be enlarged to 12 stories on property located at 55 Avenue of the Americas a.k.a. One York Street (Block 212, Lots 24, 26, 41 and 43), in an M1 5 District, within the Special Tribeca Mixed Use District (Area B1).

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

(On May 25, 2005, Cal. No. 7, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing .**

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**No. 20**

***88 CROSBY STREET***

**CD 2**

**C 040382 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Salva Realty Company pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the requirements of:

1. Section 42-14D(1)(b) to allow 14 joint living-work quarters for artists (Use Group 17D) on the 2nd and 3rd floors; and
2. Section 42-14(D)(2)(b) to allow retail uses (Use Group 6 uses) on portions of the ground floor and cellar;

of an existing 5-story building located at 88 Crosby Street a.k.a. 546-548 Broadway (Block 497, Lot 9), 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.

(On May 25, 2005, Cal. No. 8, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 21**

***LOWER EAST SIDE GIRLS CLUB***

**CD 3**

**C 050209 PPM**

**PUBLIC HEARING:**

**IN THE MATTER OF** 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 six (6) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 22 Reade Street, Room 6W, New York, NY 10007.

(On May 25, 2005, Cal. No. 9, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing .**

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**BOROUGH OF QUEENS**

**Nos. 22 and 23**

***CAMBRIA HEIGHTS ZONING AND R2A TEXT AMENDMENTS***

**No. 22**

**CD 13**

**C 050400 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 15b, 15d, 19a and 19c:

1. eliminating from an existing R2 District a C1-2 District bounded by Linden Boulevard, 235th Street and its northerly centerline prolongation, a line 150 feet southerly of Linden Boulevard, and 233rd Street;
2. eliminating from an existing R3-2 District a C1-2 District bounded by:
  - a. Francis Lewis Boulevard, a line 150 feet northerly of Linden Boulevard, 207th Street and its southerly centerline prolongation, and a line 150 feet southerly of Linden Boulevard; and
  - b. 217th Street, a line 150 feet northeasterly of Linden Boulevard, 226th Street, a line 150 feet southwesterly of Linden Boulevard, a line 100 feet southeasterly of Springfield Boulevard, and Linden Boulevard;
3. eliminating from an existing R2 District a C2-2 District bounded by 227th Street a line 150 feet northeasterly of Linden Boulevard, 230th Street, and a line 150 feet southwesterly of Linden Boulevard;
4. eliminating from an existing R3-2 District a C2-2 District bounded by 113th Avenue, a line 150 feet easterly of Springfield Boulevard, 114th Avenue, and Springfield Boulevard;

5. changing from an R2 District to an R2A District property bounded by a line midway between 113th Avenue and Murdock Avenue and its easterly prolongation, the boundary line of the City of New York, 121st Avenue, Francis Lewis Boulevard, the southwesterly prolongation of a line midway between 227th Street and 228th Street, the northeasterly boundary line of the Montefiore Cemetery, a line 100 feet northwesterly of 217th Street and its southwesterly prolongation, Francis Lewis Boulevard, 219th Street, 118th Avenue, 220th Street, a line 150 feet southwesterly of Linden Boulevard, 227th Street, a line 150 feet northeasterly of Linden Boulevard, a line midway between 224th Street and 225th Street, 116th Avenue, 220th Street, 115th Road, 217th Street, 114th Road, and 221st Street;
6. changing from an R3-2 District to an R2A District property bounded by:
  - a. a line 150 feet northeasterly of Linden Boulevard, 227th Street, a line 100 feet northeasterly of Linden Boulevard, and a line midway between 224th Street and 225th Street;
  - b. a line 100 feet southwesterly of Linden Boulevard, 227th Street, a line 150 feet southwesterly of Linden Boulevard, 220th Street, 118th Avenue, and 219th Street; and
  - c. Francis Lewis Boulevard, a line 100 feet northwesterly of 217th Street and its southwesterly prolongation, the northeasterly boundary line of the Montefiore Cemetery, and its northwesterly prolongation, and Springfield Boulevard;
7. changing from an R4 District to an R2A District property bounded by 115th Road, 220th Street, 116th Avenue, and 219th Street;
8. changing from an R3-2 District to an R3A District property bounded by:
  - a. Murdock Avenue, a line 100 feet easterly of Nashville Boulevard, Colfax Street, Nashville Boulevard, 115th Avenue, Springfield Boulevard, 116th Avenue, 208th Street, 115th Avenue, and a line midway between Francis Lewis Boulevard and 207th Street;
  - b. a line midway between Murdock Avenue and 113th Drive, 221st Street, 114th Road, 219th Street, a line 100 feet southerly of 114th Avenue, a line 100 feet easterly of Springfield Boulevard, 113th Drive, and 219th Street;
  - c. 116th Avenue, 208th Street, a line perpendicular to the northeasterly street line of 207th Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 207th Street and the northerly street line of Linden Boulevard, and a line midway between 207th Street and Francis Lewis Boulevard;
  - d. 116th Road, Springfield Boulevard, a line 200 feet northerly of Linden Boulevard, a line midway between Nashville Boulevard and Springfield Boulevard, a line 100 feet northerly of Linden Boulevard, and Nashville Boulevard;

- e. a line 150 feet northeasterly of Linden Boulevard, 222nd Street, a line 100 feet northeasterly of Linden Boulevard, and a line midway between 218th Street and 219th Street; and
  - f. a line 100 feet southwesterly of Linden Boulevard, 219th Street, Francis Lewis Boulevard, Springfield Boulevard, a line 150 feet northeasterly of 119th Avenue, a line 130 feet northwesterly of 218th Street, 118th Avenue, a line 200 feet southeasterly of Springfield Boulevard, a line midway between 117th Road and 118th Avenue, a line 100 feet southeasterly of Springfield Boulevard, 117th Road, and Springfield Boulevard;
9. changing from an R4 District to an R3A District property bounded by a line 100 feet northeasterly of 115th Road, 217th Street, 115th Road, 219th Street, 116th Avenue, 222nd Street, a line 150 feet northeasterly of Linden Boulevard, a line midway between 218th Street and 219th Street, 116th Avenue, a line 100 feet northwesterly of 217th Street, a line 140 feet southwesterly of 115th Road, and a line 200 feet northwesterly of 217th Street;
10. changing from an R3-2 District to an R3-1 District property bounded by:
- a. a line 100 feet southerly of Linden Boulevard, Springfield Boulevard, 117th Road, a line 100 feet southeasterly of Springfield Boulevard, a line midway between 117th Road and 118th Avenue, a line 200 feet southeasterly of Springfield Boulevard, 118th Street, a line 130 feet northwesterly of 218th Street, a line 150 feet northeasterly of 119th Street, Springfield Boulevard, and Francis Lewis Boulevard; and
  - b. a line 150 feet northeasterly of Linden Boulevard, a line midway between 224th Street and 225th Street, a line 100 feet northeasterly of Linden Boulevard, and 222nd Street;
11. changing from an R4 District to an R3-1 District property bounded by 116th Avenue, a line midway between 224th Street and 225th Street, a line 150 feet northeasterly of Linden Boulevard, and 222nd Street;
12. changing from an R3-2 District to an R4B District property bounded by:
- a. a line midway between 113th Avenue and Murdock Avenue, 221st Street, a line midway between Murdock Avenue and 113th Drive, 219th Street, 113th Drive, and a line 100 feet easterly of Springfield Boulevard;
  - b. 116th Avenue, Springfield Boulevard, 116th Road, Nashville Boulevard, and 208th Street; and
  - c. a line 150 feet northeasterly of Linden Boulevard, a line midway between 218th Street and 219th Street, a line 100 feet northeasterly of Linden Boulevard, and 217th Street; and

13. changing from an R4 District to an R4B District property bounded by 115th Avenue and its westerly centerline prolongation, 217th Street, a line 100 feet northeasterly of 115th Road, a line 200 feet northwesterly of 217th Street, a line 100 feet southwesterly of 115th Road, a line 140 feet northwesterly of 217th Street, 116th Avenue, a line midway between 218th Street and 219th Street, a line 150 feet northeasterly of Linden Boulevard, 217th Street, a line 100 feet northeasterly of Linden Boulevard, a line 100 feet southeasterly of Springfield Boulevard, a line 200 feet northeasterly of Linden Boulevard, and Springfield Boulevard;
14. establishing within a proposed R2A District a C1-3 District bounded by Linden Boulevard, 235th Street and its northerly centerline prolongation, a line 100 feet southerly of Linden Boulevard, and 233rd Street;
15. establishing within an existing R3-2 District a C1-3 District bounded by:
  - a. Francis Lewis Boulevard, a line 100 feet northerly of Linden Boulevard, 207th Street and its southerly centerline prolongation, and a line 100 feet southerly of Linden Boulevard; and
  - b. 217th Street, a line 100 feet northeasterly of Linden Boulevard, a line midway between 217th Street and 218th Street, Linden Boulevard, a line midway between 218th Street and 219th Street, a line 100 feet northeasterly of Linden Boulevard, 226th Street, a line 100 feet southwesterly of Linden Boulevard, a line 100 feet southeasterly of Springfield Boulevard, and Linden Boulevard;
16. establishing within a proposed R2A District a C2-3 District bounded by 227th Street a line 100 feet northeasterly of Linden Boulevard, 230th Street, and a line 100 feet southwesterly of Linden Boulevard; and
17. establishing within an existing R3-2 District a C2-3 District bounded by 113th Avenue, a line 100 feet easterly of Springfield Boulevard, 114th Avenue, and Springfield Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 11, 2005.

(On May 25, 2005, Cal. No. 10, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing .**

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No. 23

Citywide

N 050401 ZRY

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article I, Chapter 2 (Construction of Language and Definitions) and Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residential Districts), concerning R2A district regulations.

Underlined matter 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

Definitions

\* \* \*

Floor area

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

\* \* \*

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

\* \* \*

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

\* \* \*

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

\* \* \*

Basic Regulations - Front Yards

23-45

Minimum Required Front Yards

R1 R2 R3 R4 R5

(a) In the districts indicated, #front yards# shall be provided as set forth in the following table, except that for a #corner lot# in an R1-2 District, one #front yard# may have a depth of 15 feet and, for a #corner lot# in an R3 District, one #front yard# may have a depth of 10 feet.

<u>District</u>	<u>Front Yard</u>
R1	20 feet
R2 <del>R2X</del> R3-1 R3-2	15 feet
<u>R2A</u>	15 feet*
R3A R3X R4A R4-1	10 feet*
R4 R5	10 feet**
R4B R5B	5 feet*

\* Except as provided in paragraphs (b) and (c) of this Section.

\*\* If the depth of a #front yard# exceeds 10 feet or the #zoning lot# is #developed# pursuant to the optional regulations applicable in a #predominantly built-up area#, the depth of a #front yard# shall be at least 18 feet. However, on a #corner lot#, if one #front yard# has a depth of at least 18 feet, the other #front yard# shall have a depth of at least 10 feet.

Furthermore, if an opening to an #accessory# off-street parking space is located within the #street wall# of a #residential building#, there shall be an open area between the opening and the #street line# which is at least 8 and 1/2 feet in width by 18 feet in depth.

R2A R3A R3X R4A R4-1 R4B R5B

(b) For the purpose of paragraphs (b) and (c) the area between the #street line# and the front building wall of adjacent #buildings# on the same or adjoining #zoning lots# shall be considered adjacent #front yards#.

Except as provided in paragraph (c) of this Section, in the districts indicated, if adjacent #residential buildings# on the same or on adjoining #zoning lots# fronting on the same #street# have #front yards# greater than the minimum set forth in paragraph (a) of this Section, then a #front yard# shall be provided which:

(1) in R2A, R3A, R3X, R4A or R4-1 Districts is at least as deep as an adjacent #front yard#; and

(2) in R4B or R5B Districts is no deeper than the deepest adjacent #front yard# and no shallower than the shallowest adjacent #front yard#.

However, a #front yard# need not exceed 20 feet in depth.

In determining the depth of the adjacent #front yards#, balconies, and projections from the front building wall that do not exceed 33 percent of the aggregate width of the #building#, shall be disregarded.

For new #developments# or #enlargements#, projections into the required #front yard# are permitted provided that the aggregate width of all projections at the level of any #story# does not exceed 33 percent of the aggregate width of the #building#. The depth of such projections shall not exceed three feet into the #front yard#. However, balconies shall be subject to the provisions of Sections 23-13 (Balconies) and 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

(c) The provisions of paragraph (b) of this Section determining the depth of a #front yard# by the location of a #front yard# on an adjacent #zoning lot#, are modified as follows:

(1) on #corner lots#, these provisions shall apply on only one #street# frontage; and

(2) these provisions shall not apply to:

(i) any #street# frontage of a #zoning lot# where such frontage has a length of at least 150 feet along such #street#;

(ii) any #zoning lot# located in historic districts designated by the Landmarks Preservation Commission; or

(iii) a frontage of any #zoning lot# where the depths of 50 percent of the #front yards# within 150 feet of the #side lot lines# of such #zoning lot# are shallower by more than two feet than the shallowest of the adjacent #front yards#.

R1 R2 R3 R4 R5

(d) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the provisions of paragraphs (a) and (b) of this Section are modified as follows:

The depth of the #front# yard may vary between the requirements of paragraph (a) of this Section, or as modified in any applicable Special District, and the depth of the #front yard# of any adjacent #zoning lot#.

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(On May 25, 2005, Cal. No. 11, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 24 & 25**

***REGO PARK MALL***

**No. 24**

**CD 6**

**C 040542 ZSQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Alexander's of Rego Park II, Inc. and Alexander's Rego Shopping Center Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to:

- a) Section 74-93(a)\*, to permit the reduction of the parking requirement of Section 36-21 (General Provisions) by an amount not to exceed 50 percent;
- b) Section 74-93(b)\*, to permit a demapped air space above a street to be considered as part of the enlargement and to be used for automobile and pedestrian ways;
- c) Section 74-93(d)\*, to permit the location of buildings without regard for the applicable height and setback regulations; and
- d) Section 74-93(e)\*, 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);

to facilitate the enlargement of a mixed use development bounded by Horace Harding Expressway Service Road, 97th Street, 63rd Drive, Queens Boulevard and Junction Boulevard (Block 2080, Lot 101 and Block 2084, Lot 101), in a C4-2F District and a C4-2 District.

\*Note: An amendment to Section 74-93 (Special Commercial or Mixed Use Developments in Commercial Districts) is proposed under related application N 040541 ZRQ.

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 25, 2005, Cal. No. 12, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing .**

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**No. 25**

**CD 6**

**N 040541 ZRQ**

**IN THE MATTER OF** an application submitted by Alexander's of Rego Park II, 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 Article VII, Chapter 4 (Special Permits by City Planning Commission), concerning Section 74-93 special commercial developments in commercial districts.

Underlined matter is new, to be added;  
Matter in ~~Strikeout~~ is old, to be deleted;  
Matter within # # is defined in Section 12-10

74-93  
Special Commercial or Mixed Use Developments in Commercial Districts

Within the boundaries of Community District 6, Borough of Queens, for commercial or mixed use #developments# or #enlargements# on two or more #zoning lots# in more than one #block#, which #zoning lots#, as defined in Section 12-10, each have single fee ownership or equivalent ownership arrangements for all lots comprising the #development# or #enlargement#, which are contiguous or would be contiguous but for their separation by a #street#, and located partially in a C4-2 District, partially in a C4-2F District, the City Planning Commission may permit upon application:

(a) reduction of the parking requirement of Section 36-21 (General Provisions) by an amount not to exceed 50 percent, provided that the Commission finds that the applicant has demonstrated that the proposed parking is sufficient for the uses proposed modification of applicable district regulations pertaining to the #accessory# off street parking requirements, where the number of required off-street parking spaces is generated by the #floor area# of any interior pedestrian circulation system;

(b) accessory off-street parking spaces to be provided in a public parking garage, to be located anywhere within the development or enlargement, without regard for zoning lot lines, for uses not located on the same zoning lot;

(c) a special permit pursuant to the provisions of Section 74-512 permitting a public parking garage with a capacity not exceeding 2,700 parking spaces;

~~(d)~~(b) any closed and demapped air space above a street to be considered as a part of the development or enlargement and to be used for automobile ways, or for enclosed pedestrian ways ~~or retail uses~~; provided the Commission finds that:

each bridge over the street bed utilizes only unused floor area from an adjoining zoning lot within the development or enlargement and that no floor area credit is generated from the demapped air space;

each bridge adjoins zoning lots which are wholly within the development or enlargement;

the curb levels of the adjoining zoning lots are not affected by the closing and demapping of such air space;

all street frontages of the zoning lots under each bridge are provided with satisfactory lighting; and

a landscaped open, covered or enclosed space for public use at street level, linked with the pedestrian circulation system, ~~which is at least equivalent to the street area covered by the bridges, with said enclosed space a minimum area of 5,000 square feet, a minimum width of 40 feet, a minimum depth of 60 feet, a minimum ceiling height of 30 feet and a maximum ceiling height of 75 feet, is provided in one location within the development or enlargement, which open, covered or enclosed space is at least equivalent to the street area covered by the bridges, has a minimum area of 20,000 square feet, and is maintained with planting and seating facilities by the owner of the development or enlargement and such open or enclosed space is maintained with planting and seating facilities, by the owner of the development or enlargement or his designee~~ and said open, covered or enclosed space to be subject to such other requirements as the Commission may deem appropriate;

~~(e)~~(c) automobile service establishments, including: automobile, tire, battery, muffler and accessories establishments, including installation services; automobile glass and mirror shops, including installation services where such use is an integral part of the permitted principal use; automotive seat cover or convertible top establishments, including installation service, but not including automobile laundries; automobile painting establishments; automobile body repair establishments; or automobile fuel service stations; ~~and~~

~~(f)~~(d) modification of applicable bulk regulations by permitting the total permitted floor area for all zoning lots within such development or

~~#enlargement# to be distributed without regard to #zoning lot lines# ; and permitting the location of buildings without regard for the applicable height and setback regulations. provided the Commission finds that:~~

~~such distribution of #floor area# and location of buildings will result in better site planning and will thus benefit both the neighborhood and the City as a whole; and~~

~~such distribution of #floor area# and location of buildings will permit adequate access of light and air to surrounding #streets# and properties ; and~~

~~(e) modification of the applicable provisions of Section 32-64 (Surface Area and Illumination Provisions) and Section 32-65 (Permitted Projection or Height of Signs). provided that the Commission finds that such modification will result in a better site plan.~~

The Commission may impose additional conditions and safeguards to improve the quality of the #development# and minimize adverse effects on the character of the surrounding area, including restrictions on permitted #commercial uses#, #signs# and location of curb cuts to ease vehicular and pedestrian circulation in the area.

~~Section 74-99 (Lapse of Permit) shall not apply to a special #use# permit granted for a #development# or #enlargement# undertaken pursuant to a special permit under this Section.~~

(On May 25, 2005, Cal. No. 13, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing .**

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### NOTICE

On Wednesday, June 8, 2005, 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 hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning amendments to Section 74-93 of the Zoning Resolution (ZR), an amendment of a Restrictive Declaration, and a special permit pursuant to the proposed modified special permit text of ZR Section 74-93, to facilitate the construction of a mixed-use building with retail use, a parking garage, and two residential towers, on a site located at 62-01/27 Junction Boulevard (Block 2080, Lot 101), within a C4-2F zoning district in the Rego Park neighborhood of Queens Community District 6:

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 04DCP040Q.

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**BOROUGH OF STATEN ISLAND**

**No. 26**

***GREAT KILLS/TOTTENVILLE REZONING***

**CD 3**

**C 050143 ZMR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Councilman Andrew J. Lanza pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 33c, 33d and 35a:**

- 1. changing from a C3 District to an R3-1 District property bounded by:**
  - a.** Hartford Street, Cleveland Avenue, Ackerman Street, and Nelson Avenue; and
  - b.** a line 250 feet northwesterly of Mansion Avenue, a line 165 feet northeasterly of Great Kills Road, a line 95 feet northwesterly of Mansion Avenue, and Great Kills Road;
- 2. changing from a C3 District to an R3-2 District property bounded by** a line 250 feet northwesterly of Mansion Avenue, Fairlawn Avenue, Mansion Avenue, and a line 170 feet southwesterly of Fairlawn Avenue; and
- 3. changing from a C3 District to a C3A District property bounded by:**
  - a.** Sweetwater Avenue, Nelson Avenue, Ackerman Street, Cleveland Avenue, a line midway between Mercer Place and Cornish Street, Whitman Avenue, a line 250 feet northwesterly of Tennyson Drive, a line 250 feet northwesterly of Mansion Avenue, Great Kills Road, a line 95 feet northwesterly of Mansion Avenue, a line 165 feet northeasterly of Great Kills Road, a line 250 feet northwesterly of Mansion Avenue, a line 170 feet southwesterly of Fairlawn Avenue, Mansion Avenue, Fairlawn Avenue, the U.S. Pierhead and Bulkhead Line, the U.S. Pierhead Line, and Wiman Avenue and its southeasterly centerline prolongation; and

- b.** the U.S. Pierhead Line, Johnson Avenue and its northwesterly centerline prolongation, a southeasterly boundary line of the New York City Railroad Right-Of Way (S.I.R.T.O.A.) and its southwesterly prolongation, and Bentley Street;

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated March 28, 2005.

(On May 25, 2005, Cal. No. 14, the Commission scheduled June 8, 2005 for a public hearing which has been duly advertised.)

**Close the hearing.**

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V. CITY PLANNING COMMISSION 2005 SCHEDULE OF MEETINGS  
July 1 to December 31

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JULY						1	2	
	3	4 INDEPENDENCE DAY	5	6	7	8	9	
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16	
	17	18	19	20	21	22	23	
	24 31	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30	
AUGUST		1	2	3	4	5	6	
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13	
	14	15	16	17	18	19	20	
	21 28	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27	
SEPTEMBER					1	2	3	
	4	5 LABOR DAY	6	7	8	9	10	
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17	
	18	19	20	21	22	23	24	
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30		
OCTOBER	2	3	4 ROSH HASHANAH	5	6	7	8 1	
	9	10 COLUMBUS DAY OBSERVED	11	12	13 YOM KIPPUR	14	15	
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22	
	23	24	25	26	27	28	29	
	30	31 REVIEW SESSION						
NOVEMBER			1	2 CPC PUBLIC MEETING	3	4	5	
	6	7	8 ELECTION DAY	9	10	11	12	
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19	
	20	21	22	23	24 THANKSGIVING	25	26	
	27	28	29	30				
DECEMBER					1	2	3	
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10	
	11	12	13	14	15	16	17	
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24	
	25	26 KWANZAA CHRISTMAS HANUKKAH	27	28	29	30	31	

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.