

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JUNE 22, 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 050193 PQX	6	BELMONT COMMUNITY DAY CARE CENTER	Scheduled to be Heard 7/13/05
2	C 020488 ZMX	9	BRUCKNER BOULEVARD REZONING	" "
3	C 050383 HAK	5	PSCH DEWITT RESIDENCE	" "
4	C 050427 HAM	1	270 GREENWICH STREET/SITE 5B	" "
5	C 050429 ZSM	1	" "	" "
6	C 050430 ZSM	1	" "	" "
7	C 050218 ZSM	2	105 WOOSTER STREET/ROOM AND BOARD	" "
8	C 050083 ZSQ	5	SENECA AVENUE COMPREHENSIVE CARE CENTER	" "
9	C 050186 ZMR	3	PRINCE'S BAY REZONING	Not Scheduled
10	C 030136 MMX	10, 12	NEW YORK BUS SERVICE CITY MAP CHANGE	Favorable Report Adopted
11	C 050289 ZMX	11, 12	PELHAM GARDENS REZONING	" "
12	N 050445 HKM	1	KUEFFEL & ESSER	Forward Rep't to City Council
13	C 020235 MMQ	4	FRANK O'CONNOR PLAYGROUND	Favorable Report Adopted
14	C 050400 ZMQ	13	CAMBRIA HEIGHTS ZONING AND R2A TEXT AMENDMENTS	" "
15	N 050401 ZRY	CW	" "	" "
16	C 020265 MMR	2	MANOR PARK	" "
17	C 020560 MMR	3	CORTELYOU AVENUE CITY MAP CHANGE	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		10	11	12	13	14	15	16	17	18					
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Kenneth J. Knuckles, Esq., Vice Chairman	A														
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	AB	Y					
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Richard W. Eaddy	A														
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Lisa Gomez	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y	N					
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					

MEETING ADJOURNED AT: 12:01 P.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JUNE 22, 2005

MEETING AT 10:00 A.M. AT SPECTOR HALL

22 READE STREET

NEW YORK, NEW YORK



Michael R. Bloomberg, Mayor

City of New York

[No.15]

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

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: 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.

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). 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, JUNE 22, 2005

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	7
III. Public Hearings	23
IV Schedule Of Meetings: July 1, 2005 - December 31, 2005.....	34

**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 July 13, 2005 at Spector Hall 22 Reade Street, New York, 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 22, 2005

APPROVAL OF MINUTES OF Regular Meeting of June 8, 2005

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JULY 13, 2005**

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

BOROUGH OF THE BRONX

No. 1

BELMONT COMMUNITY DAY CARE CENTER

CD 6

C 050193 PQX

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 2340 Cambreleng Avenue (Block 3089, Lot 24) for continued use as a day care center.

Resolution for adoption scheduling July 13, 2005 for a public hearing.

No. 2

BRUCKNER BOULEVARD REZONING

CD 9

C 020488 ZMX

IN THE MATTER OF an application submitted by Hasan Biberaj pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 6c, establishing within an existing R6 district a C1-2 district bounded by a line 100 feet northerly of Bruckner Boulevard, Ward Avenue, Bruckner Boulevard, and Boynton Avenue,** as shown on a diagram (for illustrative purposes only) dated March 14, 2005.

Resolution for adoption scheduling July 13, 2005 for a public hearing.

BOROUGH OF BROOKLYN

No. 3

PSCH DEWITT RESIDENCE

CD5

C 050383 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 433-441 De Witt Avenue (Block 4318, Lots 31-34), 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 433, 437 and 441 De Witt Avenue (Block 4318, Lots 31-32 and 34) to a developer selected by HPD;

to facilitate development of a four-story building tentatively known as the PSCH De Witt Residence, with approximately 19 studio apartments for low income persons with mental illness, to be developed under the HUD Section 811 Supportive Housing for Persons with Disabilities Program.

Resolution for adoption scheduling July 13, 2005 for public hearing.

BOROUGH OF MANHATTAN

Nos. 4, 5 & 6

270 GREENWICH STREET/SITE 5B

No. 4

CD1

C 050427 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 270 Greenwich Street, (Block 142, Lot 110) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to the New York City Economic Development Corporation;

to facilitate development of a mixed-use building with approximately 402 residential units and commercial uses.

Resolution for adoption scheduling July 13, 2005 for a public hearing.

No. 5

CD 1

C 050429 ZSM

IN THE MATTER OF an application submitted by the Economic Development Corporation and 270 Greenwich Street Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-743(a)(2) of the Zoning Resolution **to modify the height and setback regulations of Sections 23-60, 33-40 and 35-60, and the rear yard regulations of Sections 23-40, 23-50, 33-20 and 35-50 to facilitate the development of a mixed use building on property located at 270 Greenwich Street** (Block 142, Lot 110), in a C6-4 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 July 13, 2005 for a public hearing.

No. 6

CD 1

C 050430 ZSM

IN THE MATTER OF an application submitted by the Economic Development Corporation and 270 Greenwich Street Associates 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 400 spaces on portions of the first floor and cellar of a proposed mixed use building on property located at 270 Greenwich Street** (Block 142, Lot 110), in a C6-4 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 July 13, 2005 for a public hearing.

NOTICE

On Wednesday, July 13, 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 office of the Deputy Mayor for Economic Development and Rebuilding in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an amendment to the City Map to eliminate an eight-foot sidewalk easement on Murray Street, special permits to modify the height and setback regulations and allow a public parking garage, an authorization to allow a curb cut on Murry Street, a certification to allow a curb cut for loading berths on Murray Street, a UDAAP designation and project and the disposition of city owned property, to facilitate the construction of a mixed-use building at 270 Greenwich Street (Block 142, Lot 110), within C6-3 and C6-2a zoning districts in the Tribeca Neighborhood of Manhattan Community District 1.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) CEQR No. 05DME011M.

No. 7

105 WOOSTER STREET/ROOM AND BOARD

CD 2

C 050218 ZSM

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

1. **Section 42-12 to allow a furniture store (Use Group 10A) on the 1st through 3rd floors and cellar; and**
2. **Section 42-14(D)(2)(a) to allow Use Group 6 and Use Group 10A (furniture store) uses below the floor level of the second story;**

of an existing 6-story building located at 105-113 Wooster Street (Block 501, Lots 1001-1016), in an M1-5A District, within the SoHo Cast Iron Historic District.

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

Resolution for adoption scheduling July 13, 2005 for a public hearing.

BOROUGH OF QUEENS

No. 8

SENECA AVENUE COMPREHENSIVE CARE CENTER

CD 5

C 050083 ZSQ

IN THE MATTER OF an application submitted by Comprehensive Care Management Corp. 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 allow a non-profit institution without sleeping accommodations (Use Group 4A) within an existing 1-story building and proposed partial second story enlargement located at 11-40 Seneca Avenue** (Block 3568, Lot 60), in an M1-4D 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 July 13, 2005 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 9

PRINCE'S BAY REZONING

CD 3

C 050186 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, 33b, 35a and 35c:**

- 1. changing from an R3-2 District to an R3X District property bounded by the southwesterly centerline prolongation of Sherwood Avenue, Sharrott Avenue, Hylan Boulevard, and a line 100 feet northeasterly of Richard Avenue;**
- 2. changing from an R3X District to an R1-2 District property bounded by Amboy Road, Bedell Street, Sharrott Avenue, Everett Place, South Goff Avenue and its northerly centerline prolongation, the centerline of the Staten Island Railway right -of-way, Bayview Avenue, Florence Place, Percival Place, a westerly boundary line of Lemon Creek State Wetlands Preserve and its westerly prolongation, Bayview Avenue, Finlay Avenue, Woodvale Avenue, Kenneth Place, South Goff Avenue, the easterly centerline prolongation of Stevenson Place, Woodvale Avenue, a line 650 feet southeasterly of Finlay Avenue, a line 100 feet southwesterly of Burton Avenue and its southeasterly prolongation, Hylan Bouylevard, Sharrott Avenue, Sherwood Avenue, South Goff Avenue, Vail Avenue, Sharrott Avenue, the southwesterly centerline prolongation of Sherwood Avenue, and the northeasterly boundary line of a park; and**
- 3. changing from an R3X District to an R1-1 District property bounded by Hylan Boulevard, Indale Avenue, and Johnston Terrace;**

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated April 11, 2005.

Resolution for adoption scheduling July 13, 2005 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 10

NEW YORK BUS SERVICE CITY MAP CHANGE

CDs 10 & 12

C 030136 MMX

IN THE MATTER OF an application, submitted by the New York Bus Service Advertising Company, 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 the New England Thruway within an area bounded by Conner Street, Tillotson and Hollers avenues and the Hutchinson River;
- the delineation of easements
- and any acquisition or disposition of real property related thereto,

in accordance with map No.13091 dated January 2, 2003 and signed by the Borough President.

(On May 11, 2005, Cal. No. 1, the Commission scheduled May 25, 2005 for a public hearing. On May 25, 2005, Cal. No. 32, the hearing was closed.)

For consideration.

No. 11

PELHAM GARDENS REZONING

CDs 11 & 12

C 050289 ZMX

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. 2b and 4a:**

1. **eliminating from an existing R4 District a C1-2 District bounded by** East Gun Hill Road, Hammersley Avenue, Fenton Avenue, East Gun Hill Road, DeWitt Place, a line 150 feet southwesterly of East Gun Hill Road, and Sexton Place;

2. **eliminating from an existing R4 District a C2-4 District bounded by** East Gun Hill Road, Fenton Avenue, Knapp Street, a line 100 feet northeasterly of East Gun Hill Road, a line 100 feet southeasterly of Knapp Street, Eastchester Road, Adee Avenue, East Gun Hill Road, O'Neil Place, a line 150 feet southwesterly of East Gun Hill Road, and Morgan Avenue;
3. **eliminating from an existing R5 District a C1-2 District bounded by** Burke Avenue, Fish Avenue, East Gun Hill Road, a line perpendicular to the southwesterly line of Seymour Avenue distant 230 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Seymour Avenue and the northwesterly street line of Hammersley Avenue, Seymour Avenue, Hammersley Avenue, East Gun Hill Road, Sexton Place, a line 150 feet southwesterly of East Gun Hill Road, and Wilson Avenue;
4. **changing from an R3-2 District to an R3X District property bounded by** Waring Avenue, Tiemann Avenue, a line 200 feet southerly of Waring Avenue, a line midway between Lodovick Avenue and Tiemann Avenue, a line 100 feet southerly of Waring Avenue, a line midway between Gunther Avenue and Lodovick Avenue, Waring Avenue, Delanoy Avenue, a line 310 feet southerly of Waring Avenue, a line midway between Bruner Avenue and Delanoy Avenue, a line 100 feet northerly of Astor Avenue, Bruner Avenue, a line 250 feet northwesterly of Stillwell Avenue, Demeyer Street, a line 100 feet northwesterly of Stillwell Avenue, a line midway between Vance Street and Demeyer Street, a line 175 feet northwesterly of Stillwell Avenue, Vance Street, a line 100 feet southeasterly of Waring Avenue, a line midway between Ely Avenue and Vance Street, a line 260 feet southeasterly of Waring Avenue, Ely Avenue, Stillwell Avenue, Bronx and Pelham Parkway, a line midway between Mickle Avenue and Woodhull Avenue and its southerly prolongation, a line 100 feet southerly of Astor Avenue, Mickle Avenue, Astor Avenue, Westervelt Avenue, a line 100 feet northerly of Astor Avenue, a line midway between Kingsland Avenue and Westervelt Avenue, a line 100 feet southerly of Waring Avenue, and Kingsland Avenue;
5. **changing from an R3-2 District to an R4A District property bounded by:**
 - a. Waring Avenue, Tenbroeck Avenue and its southerly centerline prolongation Bronx and Pelham Parkway, and Williamsbridge Road; and
 - b. Waring Avenue, Eastchester Road, Mace Avenue, Westervelt Avenue, a line 400 feet northerly of Mace Avenue, a line midway between Kingsland Avenue and Westervelt Avenue, an unnamed street and its westerly centerline prolongation, a line midway between Tiemann Avenue and Kingsland Avenue, a line 100 feet northerly of Mace Avenue, Kingsland Avenue, a line 100 feet southerly of Mace Avenue, a line midway between Kingsland Avenue and Westervelt Avenue, Waring Avenue, Woodhull Avenue, Astor Avenue, and Fish Avenue;

- 6. changing from an R4 District to an R4A District property bounded by:**
- a.** a line 100 feet southerly of Allerton Avenue, a line midway between Laconia Avenue and Lurting Avenue, a line 275 feet southerly of Allerton Avenue, Laconia Avenue, Mace Avenue, a line midway between Yates Avenue and Laconia Avenue, a line 100 feet southerly of Mace Avenue, Yates Avenue, Mace Avenue, a line midway between Hering Avenue and Yates Avenue, a line 100 feet southerly of Allerton Avenue, Hering Avenue, Allerton Avenue, a line midway between Tenbroeck Avenue and Hering Avenue, Mace Avenue, Tenbroeck Avenue, a line 125 feet southerly of Allerton Avenue, Pearsall Avenue, a line 100 feet southerly of Allerton Avenue, Stedman Place, Pearsall Avenue, Esplanade, Waring Avenue, Williamsbridge Road, a line 100 feet northerly of Waring Avenue, and Lurting Avenue; and
 - b.** a line 160 feet southerly of Mace Avenue, Seymour Avenue, a line 100 feet northerly of Waring Avenue, Morgan Avenue, a line 200 feet southerly of Mace Avenue, Fenton Avenue, Mace Avenue, a line midway between Fenton Avenue and Morgan Avenue, a line 150 feet northerly of Mace Avenue, Morgan Avenue, a line 100 feet southerly of Allerton Avenue, Fenton Avenue, a line 350 feet northerly of Mace Avenue, a line 100 feet easterly of Fenton Avenue, Mace Avenue, Eastchester Road, Waring Avenue, and Fish Avenue;
- 7. changing from an R3-2 District to an R4-1 District property bounded by** Waring Avenue, Fish Avenue, Astor Avenue, Woodhull Avenue, Waring Avenue, a line midway between Kingsland Avenue and Westervelt Avenue, a line 100 feet southerly of Mace Avenue, Kingsland Avenue, a line 100 feet northerly of Mace Avenue, a line midway between Tiemann Avenue and Kingsland Avenue, an unnamed street and its westerly centerline prolongation, a line midway between Kingsland Avenue and Westervelt Avenue, a line 400 feet northerly of Mace Avenue, Westervelt Avenue, Allerton Avenue, Eastchester Road, East Gunhill Road, Lodovick Avenue, Mace Avenue, a line 100 feet easterly of Delanoy Avenue, Waring Avenue, Vance Street, a line 175 feet northwesterly of Stillwell Avenue, a line midway between Vance Street and Demeyer Street, a line 100 feet northwesterly of Stillwell Avenue, Demeyer Street, a line 250 feet northwesterly of Stillwell Avenue, Bruner Avenue, a line 100 feet northerly of Astor Avenue, a line midway between Bruner Avenue and Delanoy Avenue, a line 310 feet southerly of Waring Avenue, Delanoy Avenue, Waring Avenue, a line midway between Gunther Avenue and Lodovick Avenue, a line 100 feet southerly of Waring Avenue, a line midway between Lodovick Avenue and Tiemann Avenue, a line 200 feet southerly of Waring Avenue, Tiemann Avenue, Waring Avenue, Kingsland Avenue, a line 100 feet southerly of Waring Avenue, a line midway between Kingsland Avenue and Westervelt Avenue, a line 100 feet northerly of Astor Avenue, Westervelt Avenue, Astor Avenue, Mickle Avenue, a line 100 feet southerly of Astor Avenue, a line midway between Mickle Avenue and

Woodhull Avenue and its southerly prolongation, Bronx and Pelham Parkway, and Tenbroeck Avenue and its southerly centerline prolongation;

- 8. changing from an R4 District to an R4-1 District property bounded by:**
- a. Arnow Avenue, a line midway between Hone Avenue and Paulding Avenue, a line 100 feet southeasterly of Boston Road, Hone Avenue, a line 100 feet southerly of Adee Avenue, a line midway between Lurting Avenue and Hone Avenue, a line 100 feet northerly of Arnow Avenue, Laconia Avenue, a line 110 feet northerly of Arnow Avenue, Tenbroeck Avenue, a line 100 feet northerly of Allerton Avenue, a line midway between Yates Avenue and Laconia Avenue, Mace Avenue, Laconia Avenue, a line 275 feet southerly of Allerton Avenue, a line midway between Laconia Avenue and Lurting Avenue, a line 100 feet southerly of Allerton Avenue, Lurting Avenue, a line 100 feet northerly of Waring Avenue, Williamsbridge Road, and Colden Avenue;
 - b. a line 175 feet southerly of Allerton Avenue, Wilson Avenue, Waring Avenue, Pearsall Avenue, a line 100 feet northerly of Waring Avenue, a line midway between Throop Avenue and Pearsall Avenue, a line 225 feet northerly of Waring Avenue, Throop Avenue, Mace Avenue, and Bouck Avenue;
 - c. Hammersley Avenue, a line 125 feet southwesterly of Mickle Avenue, Adee Avenue, Mickle Avenue, a line 325 feet northwesterly of Arnow Avenue, Kingsland Avenue, a line 290 feet northwesterly of Arnow Avenue, a line midway between Tiemann Avenue and Kingsland Avenue, Arnow Avenue, Kingsland Avenue, East Gun Hill Road, Eastchester Road, Arnow Avenue, DeWitt Place, a line 150 feet southwesterly of East Gun Hill Road, O'Neil Place, East Gun Hill Road, Adee Avenue, Eastchester Road, Knapp Street, and Fenton Avenue; and
 - d. Hammersley Avenue, Grace Avenue, Adee Avenue, Bruner Avenue, Arnow Avenue, a line midway between Gunther Avenue and Tiemann Avenue, Adee Avenue, Gunther Avenue, a line 275 feet northwesterly of Arnow Avenue, a line midway between Wickham Avenue and Gunther Avenue, a line 125 feet southeasterly of Adee Avenue, Wickham Avenue, Adee Avenue, a line midway between Bruner Avenue and Wickham Avenue, a line 110 feet northwesterly of Adee Avenue, Wickham Avenue, a line 100 feet southeasterly of Hammersley Avenue, and Gunther Avenue;
- 9. changing from an R5 District to an R4-1 District property bounded by** Givan Avenue, a line midway between Corsa Avenue and Fenton Avenue, a line 100 feet northwesterly of Burke Avenue, Eastchester Road, a line 100 feet southeasterly of Givan Avenue, a line midway between Mickle Avenue and Eastchester Road, Burke Avenue, Eastchester Road, Hammersley Avenue,

Seymour Avenue, a line 300 feet southeasterly of Burke Avenue, a line midway between Seymour Avenue and Fish Avenue, Burke Avenue, and a line midway between Fish Avenue and Wilson Avenue;

- 10. **changing from an R4 District to an R6B District property bounded by** Hammersley Avenue, Fenton Avenue, Knapp Street, Eastchester Road, Adee Avenue, East Gun Hill Road, O'Neil Place, a line 150 feet southwesterly of East Gun Hill Road, Sexton Place and East Gun Hill Road;
- 11. **changing from an R5 District to an R6B District property bounded by** Burke Avenue, a line midway between Seymour Avenue and Fish Avenue, a line 300 feet southeasterly of Burke Avenue, Seymour Avenue, Hammersley Avenue, East Gun Hill Road, Sexton Place, a line 150 feet southwesterly of East Gun Hill Road, and Wilson Avenue; and
- 12. **establishing within a proposed R6B District a C2-3 District bounded by** Burke Avenue, Fish Avenue, East Gun Hill Road, a line perpendicular to the southwesterly line of Seymour Avenue distant 230 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Seymour Avenue and the northwesterly street line of Hammersley Avenue, Seymour Avenue, Hammersley Avenue, Fenton Avenue, Knapp Street, a line 100 feet northeasterly of East Gun Hill Road, a line 100 feet southeasterly of Knapp Street, Eastchester Road, Adee Avenue, East Gun Hill Road, O'Neil Place, a line 150 feet southwesterly of East Gun Hill Road, and Wilson Avenue;

as shown on a diagram (for illustrative purposes only) dated February 14, 2005, and subject to the conditions of CEQR Declaration E-146.

(On May 11, 2005, Cal. No. 2 the Commission scheduled May 25, 2005 for a public hearing. On May 25, 2005, Cal. No. 33, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 12

KUEFFEL & ESSER

CD 1

N 050445 HKM

IN THE MATTER OF a communication dated May 2, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Keuffel & Esser Co. Building by the Landmarks Preservation Commission on April

26, 2005, (List No. 362, LP 2178), located at 127 Fulton Street (Block 91, Lot 12) Borough of Manhattan, Community District 1.

For consideration.

BOROUGH OF QUEENS

No. 13

FRANK O'CONNOR PLAYGROUND

CD 4

C 020235 MMQ

IN THE MATTER OF an application, submitted by the Department of Parks and recreation, 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 79th Street from Broadway to Woodside Avenue,
- the establishment of Frank O'Connor playground as park
- and any acquisition or disposition of real property related thereto,

in accordance with map No.4969 dated August 17, 2004 and signed by the Borough President.

(On May 11, 2005, Cal. No. 3, the Commission scheduled May 25, 2005 for a public hearing. On May 25, 2005, Cal. No. 34, the hearing was closed.)

For consideration.

Nos. 14 and 15

CAMBRIA HEIGHTS ZONING AND R2A TEXT AMENDMENTS

No. 14

CD 13

C 050400 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. 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. On June 8, 2005, Cal. No. 22, the hearing was closed.)

For consideration.



No. 15

Citywide

N 050401 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to 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 <u>R2X</u> R3-1 R3-2	15 feet
<u>R2A</u>	<u>15 feet*</u>
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#.

(On May 25, 2005, Cal. No. 11, the Commission scheduled June 8, 2005 for a public hearing. On June 8, 2005, Cal. No. 23, the hearing was closed)

For consideration.

BOROUGH OF STATEN ISLAND

No. 16

MANOR PARK

CD 2

C 020265 MMR

IN THE MATTER OF an application, submitted by the Department of Parks and Recreation (DPR) pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of Manor Park,
- and any acquisition or disposition of real property related thereto,

in accordance with Map No.4190, dated January 25, 2005 and signed by the Borough President.

(On May 11, 2005, Cal. No. 5, the Commission scheduled May 25, 2005 for a public hearing. On May 25, 2005, Cal. No. 36, the hearing was closed.)

For consideration.

No. 17

CORTELYOU AVENUE CITY MAP CHANGE

CD 3

C 020560 MMR

IN THE MATTER OF an application, submitted by The Wilson Avenue Civic Association Inc. 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 Cortelyou Avenue between Eltingville Boulevard and Wilson Avenue;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 4096 dated June 6, 2003 and signed by the Borough President.

(On May 11, 2005, Cal. No. 6, the Commission scheduled May 25, 2005 for a public hearing. On May 25, 2005, Cal. No. 37, the hearing was closed.)

For consideration.

No. 18

GREAT KILLS/TOTTENVILLE REZONING

CD 3

C 050143 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, 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. On June 8, 2005, Cal. No. 26, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 19

ANCHOR BROADWAY/SITE 8

CD 16

C 050305HAK

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 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.

(On June 8, 2005, Cal. No. 1, the Commission scheduled June 22, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

BROOKLYN NORTH DISTRICT 3 SANITATION GARAGE

CD 1

C 050027 PQK

PUBLIC HEARING:

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.

(On June 8, 2005, Cal. No. 2, the Commission scheduled June 22, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 21

BATTERY PARK CITY TEXT

CD 1

N 050417 ZRM

PUBLIC HEARING:

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 aerials

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#.

(On June 8, 2005, Cal. No. 3, the Commission scheduled June 22, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

155 WEST 21ST STREET

CD 4

C 040473 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 155 West 21st 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 21st 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.

(On June 8, 2005, Cal. No. 4, the Commission scheduled June 22, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 23 & 24

ALL SAINTS HOUSING

No. 23

CD 11

C 050376 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 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 132nd Street, the westerly boundary line of the Metro North Rail Road right-of-way, and East 131st 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 132nd Street, the westerly boundary line of the Metro North Rail Road right-of-way, and East 131st Street, as shown on a diagram (for illustrative purposes only) dated April 25, 2005.

(On June 8, 2005, Cal. No. 5, the Commission scheduled June 22, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 1

C 050377 HAM

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 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 132nd 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 Saint's Housing, with approximately 99 residential units for low income families, to be developed under HPD's Cornerstone Program.

(On June 8, 2005, Cal. No. 6, the Commission scheduled June 22, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 25

132ND STREET CITY MAP CHANGE

CD 7

C 050241 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by Whiterock Ventures 14th 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 132nd Street between 11th Avenue and 14th 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.

(On June 8, 2005, Cal. No. 7, the Commission scheduled June 22, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

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 INDEPENDENT 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	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	
OCTOBER								
	2	3	4	5	6	7	8 1	
	9	10 COLUMBUS DAY OBSERVED	11	12	13	14	15	
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22	
	23	24	25	26	27	28	29	
NOVEMBER								
			1	2	3	4	5	
	6	7	8	9	10	11	12	
	13	14 REVIEW SESSION	15 ELECTION DAY	16 CPC PUBLIC MEETING	17	18	19	
	20	21	22	23	24	25	26	
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 CHRISTMAS	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.