

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JULY 23, 2003
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007

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

CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION
1	C 030288 MMX	7	Scheduled to be Heard 8/13/03	18	C 030437 HAX	2	Hearing Closed
2	C 030442 PCX	7,8	“ ”	19	C 030438 HAX	2	“ ”
3	C 030443 MLX	7	“ ”	20	C 030253 GFK	12	“ ”
	NOTICE	7	“ ”	21	N 030488 BDQ	12	“ ”
4	C 030467 ZMX	10	“ ”	22	C 030386 PCR	2	“ ”
5	N 030468 ZRX	10	“ ”	23	C 030333 ZMX	3	Favorable Report Adopted
6	C 030127 PQK	16	“ ”	24	N 030334 ZRX	3	“ ”
7	C 030299 HUK	3	“ ”	25	C 020263 ZMK	2	“ ”
8	C 030300 ZMK	3	“ ”	26	C 030269 MMK	2	“ ”
9	C 030301 HDK	3	“ ”	27	N 030376 ZRY	cw	“ ”
10	C 030474 HAK	16	“ ”	28	C 030377 ZSK	2	“ ”
11	C 030436 ZMM	9, 10	“ ”	29	C 030 378 ZSK	2	“ ”
12	C 030192 ZSM	5	“ ”	30	C 030379 PPK	2	“ ”
13	C 030475 HUM	11	“ ”	31	C 030380 PPK	2	“ ”
14	C 030441 HAM	11	“ ”	32	C 030381 PPK	2	“ ”
15	C 030479 HAM	11	“ ”	33	C 030316 HAM	9	“ ”
16	C 030131 ZSM	2	“ ”	34	C 030353 ZSM	5	“ ”
17	C 030251 PCQ	2	“ ”	35	C 030403 ZMQ	3	“ ”

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		23	24	25	26	27	28	29	30	31	32	33	34	35	36	
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	R	Y	
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Joseph B. Rose	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 12:05 P.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, JULY 23, 2003

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



**Michael R. Bloomberg, Mayor
City of New York**

[No. 14]

Prepared by Rosa R. Romero, Calendar Officer

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

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

CALENDARS: Any Community Board, civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Commission Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a certified check, made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$100.00 for a one year subscription.

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

Note to Subscribers: Notify us of change of address by writing to:

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

B
CITY PLANNING COMMISSION

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

AMANDA M. BURDEN, *AICP, Chair*

KENNETH J. KNUCKLES, *Esq., Vice Chairman*

ANGELA M. BATTAGLIA

IRWIN G. CANTOR, P.E.

ANGELA R. CAVALUZZI, *R.A.*

RICHARD W. EADDY

ALEXANDER GARVIN

JANE D. GOL

CHRISTOPHER KUI

JOHN MEROLO

KAREN A. PHILLIPS

JOSEPH B. ROSE

DOLLY WILLIAMS, *Commissioners*

ROSA R. ROMERO, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, JULY 23, 2003

Roll Call; approval of minutes	1
I. Scheduling of August 13, 2003	1
II. Public Hearings	27
III. Reports	31

**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 August 13, 2003 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

JULY 23, 2003

APPROVAL OF MINUTES OF Regular Meeting of July 2, 2003

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 13, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1, 2, and 3

**(Applications for an amendment to the City Map, site
selection and acquisition of property along the Harlem
River to facilitate the construction of a water treatment facility)**

No. 1

CD 7

C 030288 MMX

IN THE MATTER OF an application, submitted by the New York City Department of Environmental Protection 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:

- a) the elimination, discontinuance and closing of portions of Exterior Street north of the West Fordham Road access ramp and Landing Road between the Harlem River and the New York Central Rail Road; and
- b) any acquisition or disposition of real property related thereto,

in accordance with map No. 13100, dated April 14, 2003 and signed by the Borough President.

Resolution for adoption scheduling August 13, 2003 for a public hearing.

No. 2

CD 7 and 8

C 030442 PCX

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter; **for**

- **the site selection and acquisition of property** located at West Fordham Road, Landing Road, Exterior Street, the Major Deegan Expressway, West 225th Street and the Harlem River (Block 3231, Lot 350; Block 3244, Lots 1, 100, 120, 145, and 160; and Block 3245, Lot 3), Bronx, Community District 7, for use as a water treatment facility; and
- **the acquisition of easements** for water conveyance tunnels:

Block No.	Lot No.	Location / Community District
3219	94	2454 Webb Avenue, CD 7
3219	93	2448 Webb Avenue, CD 7
3219	98	2460 Webb Avenue, CD 7
3219	99	2462 Webb Avenue, CD 7
3219	100	2464 Webb Avenue, CD 7
3219	101	2466 Webb Avenue, CD 7
3219	103	2468 Webb Avenue, CD 7
3219	104	2470 Webb Avenue, CD 7
3219	105	2483 Devoe Terrace, CD 7
3219	109	2507 Devoe Terrace, CD 7
3219	110	2509 Devoe Terrace, CD 7
3219	111	2511 Devoe Terrace, CD 7
3219	112	2515 Devoe Terrace, CD 7
3219	114	122 West 190 th Street, CD 7
3219	115	120 West 190 th Street, CD 7
3219	132	2473 Devoe Terrace, CD 7
3219	133	2471 Devoe Terrace, CD 7
3219	134	2469 Devoe Terrace, CD 7

3219	331	2475 Devoe Terrace, CD 7
3219	131	2477 Devoe Terrace, CD 7
3219	130	2479 Devoe Terrace, CD 7
3226	53	7 Fordham Hill Oval, CD 7
3226	100	110 West Kingsbridge Road, CD 7
3226	100	Sedgwick Avenue, CD 7
3236	45	Landing Road, CD 7
3237	6	2489 Sedgwick Avenue, CD 7
3237	8	Bailey Avenue, CD 7
3237	9	Bailey Avenue, CD 7
3237	12	Bailey Avenue, CD 7
3237	156	2519 Sedgwick Avenue, CD 7
3237	158	2511 Sedgwick Avenue, CD 7
3237	161	2503 Sedgwick Avenue, CD 7
3237	163	2501 Sedgwick Avenue, CD 7
3237	165	Sedgwick Avenue, CD 7
3244	2	Landing Road, CD 7
3244	2	Landing Road, CD 7
3244	2	Landing Road, CD 7
3244	1	Landing Road, CD 7
3244	1	Landing Road, CD 7
3219	82	2435 Devoe Terrace, CD 7
3219	86	2432 Webb Avenue, CD 7
3219	88	2436 Webb Avenue, CD 7
3219	91	2440 Webb Avenue, CD 7
3219	92	2446 Webb Avenue, CD 7
3219	93	2448 Webb Avenue, CD 7
3219	94	2454 Webb Avenue, CD 7
3219	98	2460 Webb Avenue, CD 7
3219	99	2462 Webb Avenue, CD 7
3219	100	2464 Webb Avenue, CD 7
3219	101	2466 Webb Avenue, CD 7
3219	132	2473 Devoe Terrace, CD 7
3219	133	2471 Devoe Terrace, CD 7
3219	134	2469 Devoe Terrace, CD 7
3219	136	2465 Devoe Terrace, CD 7
3219	137	2463 Devoe Terrace, CD 7
3219	138	2459 Devoe Terrace, CD 7
3219	140	2457 Devoe Terrace, CD 7
3219	142	2451 Devoe Terrace, CD 7

3244	2	Landing Road, CD 7
3244	2	Landing Road, CD 7
3244	2	Landing Road, CD 7
3244	1	Landing Road, CD 7
3244	1	Landing Road, CD 7
3236	45	Landing Road, CD 7
3237	145	2545 Sedgwick Avenue, CD 7
3237	153	2523 Sedgwick Avenue, CD 7
3237	155	2521 Sedgwick Avenue, CD 7
3237	200	Sedgwick Avenue, CD 7
3237	23	Bailey Avenue, CD 7
3237	156	2519 Sedgwick Avenue, CD 7
3237	158	2511 Sedgwick Avenue, CD 7
3237	161	2503 Sedgwick Avenue, CD 7
3237	163	2501 Sedgwick Avenue, CD 7
3237	165	Sedgwick Avenue, CD 7
3226	53	7 Fordham Hill Oval, CD 7
3226	100	110 West Kingsbridge Road, CD 7
3226	100	Sedgwick Avenue, CD 7
3244	1	Landing Road, CD 7
3244	1	Landing Road, CD 7
3244	2	Landing Road, CD 7
3244	2	Landing Road, CD 7
3244	2	Landing Road, CD 7
3244	2	Landing Road, CD 7
3236	45	Landing Road, CD 7
3237	145	2545 Sedgwick Avenue, CD 7
3237	153	2523 Sedgwick Avenue, CD 7
3237	155	2521 Sedgwick Avenue, CD 7
3237	156	2519 Sedgwick Avenue, CD 7
3237	158	2511 Sedgwick Avenue, CD 7
3226	100	110 West Kingsbridge Road, CD 7
3226	100	Sedgwick Avenue, CD 7
3246	1	Goulden Avenue, CD 8
3246	2	Goulden Avenue, CD 8
3248	143	135 West Kingsbridge Road, CD 8
3248	148	2700 Sedgwick Avenue, CD 8
3248	150	2710 Sedgwick Avenue, CD 8
3248	158	2734 Sedgwick Avenue, CD 8
3248	140	131 West Kingsbridge Road, CD 8
3248	177	2703 Webb Avenue, CD 8

3248	173	2715 Webb Avenue, CD 8
3248	169	2725 Webb Avenue, CD 8
3248	166	2737 Webb Avenue, CD 8
3248	163	150 West 195 th Street, CD 8
3248	126	2729 Claflin Avenue, CD 8
3248	128	2725 Claflin Avenue, CD 8
3248	130	2721 Claflin Avenue, CD 8
3248	131	2715 Claflin Avenue, CD 8
3248	133	2711 Claflin Avenue, CD 8
3248	135	123 West Kingsbridge Road, CD 8
3248	136	125 West Kingsbridge Road, CD 8
3248	62	124 Eames Place, CD 8
3248	57	2690 Webb Avenue, CD 8
3248	105	2710 Webb Avenue, CD 8
3248	111	2728 Webb Avenue, CD 8
3248	114	2738 Webb Avenue, CD 8
3248	116	130 West 195 th Street, CD 8
3248	120	2739 Claflin Avenue, CD 8
3248	122	2735 Claflin Avenue, CD 8
3248	123	2733 Claflin Avenue, CD 8
3249	92	2805 University Avenue, CD 8
3249	96	2791 University Avenue, CD 8
3249	98	2785 University Avenue, CD 8
3249	83	2796 Claflin Avenue, CD 8
3249	233	141 West 195 th Street, CD 8
3249	231	2755 Webb Avenue, CD 8
3249	81	2792 Claflin Avenue, CD 8
3249	79	2788 Claflin Avenue, CD 8
3249	77	2784 Claflin Avenue, CD 8
3249	75	2780 Claflin Avenue, CD 8
3249	136	2788 Webb Avenue, CD 8
3249	140	2794 Webb Avenue, CD 8
3249	141	2798 Webb Avenue, CD 8
3249	143	2802 Webb Avenue, CD 8
3249	144	2806 Webb Avenue, CD 8
3249	146	2810 Webb Avenue, CD 8
3249	175	151 West 195 th Street, CD 8
3249	176	155 West 195 th Street, CD 8
3249	180	2750 Sedgwick Avenue, CD 8
3249	182	2756 Sedgwick Avenue, CD 8

3249	184	2760 Sedgwick Avenue, CD 8
3249	186	2766 Sedgwick Avenue, CD 8
3249	190	2776 Sedgwick Avenue, CD 8
3249	192	2778 Sedgwick Avenue, CD 8
3249	193	2784 Sedgwick Avenue, CD 8
3249	195	2788 Sedgwick Avenue, CD 8
3249	212	2805 Webb Avenue, CD 8
3249	214	2797 Webb Avenue, CD 8
3249	216	2793 Webb Avenue, CD 8
3249	218	2789 Webb Avenue, CD 8
3249	220	2787 Webb Avenue, CD 8
3249	221	2783 Webb Avenue, CD 8
3249	223	2779 Webb Avenue, CD 8
3249	225	2767 Webb Avenue, CD 8
3249	227	2765 Webb Avenue, CD 8
3249	229	2761 Webb Avenue, CD 8
3249	74	2778 Claflin Avenue, CD 8
3249	104	2779 University Avenue, CD 8
3249	153	2803 Claflin Avenue, CD 8
3249	154	2801 Claflin Avenue, CD 8
3249	155	2799 Claflin Avenue, CD 8
3249	156	2797 Claflin Avenue, CD 8
3249	157	2793 Claflin Avenue, CD 8
3249	158	2791 Claflin Avenue, CD 8
3249	159	2785 Claflin Avenue, CD 8
3249	160	2783 Claflin Avenue, CD 8
3249	161	2781 Claflin Avenue, CD 8
3249	134	2782 Webb Avenue, CD 8
3249	162	2779 Claflin Avenue, CD 8
3249	163	2757 Claflin Avenue, CD 8
3249	132	2776 Webb Avenue, CD 8
3249	130	2772 Webb Avenue, CD 8
3249	128	2768 Webb Avenue, CD 8
3249	126	2764 Webb Avenue, CD 8
3249	124	2750 Webb Avenue, CD 8
3249	123	133 West 195 th Street, CD 8
3249	120	125 West 195 th Street, CD 8
3249	118	2751 Claflin Avenue, CD 8
3249	149	2807 Claflin Avenue, CD 8
3249	88	116 West 197 th Street, CD 8

3249	87	2804 Claflin Avenue, CD 8
3249	86	2802 Claflin Avenue, CD 8
3249	84	2800 Claflin Avenue, CD 8
3250	52	121 West 197 th Street, CD 8
3250	53	123 West 197 th Street, CD 8
3250	54	125 West 197 th Street, CD 8
3250	55	127 West 197 th Street, CD 8
3250	56	129 West 197 th Street, CD 8
3250	57	131 West 197 th Street, CD 8
3250	58	133 West 197 th Street, CD 8
3250	60	2832 Webb Avenue, CD 8
3250	91	2851 Claflin Avenue, CD 8
3250	92	2825 Claflin Avenue, CD 8
3250	102	117 West 197 th Street, CD 8
3250	110	2836 Claflin Avenue, CD 8
3250	146	2831 University Avenue, CD 8
3250	100	2823 University Avenue, CD 8
3250	112	2838 Claflin Avenue, CD 8
3250	140	2845 University Avenue, CD 8
3250	113	2850 Claflin Avenue, CD 8
3250	139	2851 University Avenue, CD 8
3250	135	2855 University Avenue, CD 8
3250	121	2876 Claflin Avenue, CD 8
3250	220	Claflin Avenue, CD 8
3250	230	University Avenue, CD 8
3250	156	2832 University Avenue, CD 8
3250	157	2834 University Avenue, CD 8
3253	1	2707 Sedgwick Avenue, CD 8
3253	63	2735 Sedgwick Avenue, CD 8

Resolution for adoption scheduling August 13, 2003 for a public hearing.

No. 3

CD 7

C 030443 MLX

IN THE MATTER OF an application submitted by the Department of Environmental Protection, pursuant to Section 197-c of the New York City Charter, **for landfill** of a portion of the Harlem River (Block 3244, Lots 1, 120, 145, and 160), to facilitate the construction of a water treatment facility.

Resolution for adoption scheduling August 13, 2003 for a public hearing.

NOTICE

On Wednesday, August 13, 2003, at 10:00 a.m., in Spector Hall, 22 Reade Street in Manhattan, a public hearing is being held by the Department of Environmental Protection in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the site selection and acquisition of property along the Harlem River, north of West 207th Street and landfill within this area to the US Bulkhead and Pierhead Line, to facilitate the construction of a Water Treatment Plant and the establishment of a new Public Place in Community Districts 7 and 8 in the Bronx.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 03DEP029X.

Nos. 4 and 5

(Applications for amendments to the Zoning Map and Zoning Resolution for the enhancement on urban design, landscaping and waterfront public access to the Special City Island District)

No. 4

CD 10

C 030467 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. 4c and 4d,**

1. eliminating from an existing R3-2 District a C1-2 District bounded by:
 - a. Reville Street, a line 100 feet easterly of City Island Avenue, a line 125 feet southerly of Tier Street, and City Island Avenue; and
 - b. Carroll Street, a line 100 feet easterly of City Island Avenue, Schofield Street, and a line 100 feet westerly of City Island Avenue;
2. eliminating from an existing R3-2 District a C2-2 District bounded by Schofield Street, City Island Avenue, Centre Street, and a line 100 feet westerly of City Island Avenue;
3. changing from an R3-2 District to an R2 District property bounded by King Avenue and its northerly prolongation, Long Island Sound, a line 100 feet northerly of Cross Street, a line 100 feet easterly of Minnieford Avenue, Cross Street, Minnieford Avenue, Kilroe Street, a line midway between Minnieford Avenue and King Street, and a line 50 feet southerly of Terrace Street;
4. changing from an R3-2 District to an R3A District property bounded by Long Island Sound, King Avenue and its northerly prolongation, a line 50 feet southerly of Terrace Street, a line midway between Minnieford Avenue and King Avenue, Kilroe Street, Minnieford Avenue, Cross Street, a line 100 feet easterly of Minnieford Avenue, a line 100 feet northerly of Cross Street, Long Island Sound, the centerline of former Tier Street and its easterly prolongation, Fordham Place, a line 100 feet northerly of Fordham Street, a line 80 feet easterly of King Avenue, Fordham Street, Fordham Place, a line 100 feet northerly of Carroll Street, a line 100 feet easterly of Minnieford Avenue, Carroll Street, a line 575 feet easterly of City Island Avenue, a line 100 feet southerly of Carroll Street, a line 475 feet easterly of City Island Avenue, Schofield Street, a line 504 feet easterly of City Island Avenue, a line 100 feet southerly of Schofield Street, a line 354 feet easterly of City Island Avenue, Schofield Street, a line 328 feet easterly of City Island Avenue, a line 100 feet southerly of Schofield Street, a line 240 feet easterly of City Island Avenue, Schofield Street, City Island Avenue, a line 150 feet northerly of Pilot Street, a line 100 feet easterly of City Island Avenue, Pilot Street, a line 150 feet easterly of City Island Avenue, the easterly prolongation of Marine Street, a line 275 feet easterly of City Island Avenue, a line midway between Horton Street and Marine Street and its easterly prolongation, Long Island Sound, Eastchester Bay, a line 290 feet northerly of Ditmars Street, Hunter Avenue, a line 250 feet northerly of Ditmars Street, City Island Avenue, Beach Street, Eastchester Bay, Sutherland Street and its westerly prolongation, Minnieford Avenue, Terrace Street, and a line perpendicular to the northerly street line of Terrace Street distant 100 feet easterly of the westerly

terminus of the northerly street line of Terrace Street;

5. changing from an M1-1 District to a C3 District property bounded by the easterly prolongation of Schofield Street, Long Island Sound, the northerly boundary line of a park, a line 325 feet easterly of City Island Avenue, a line 100 feet southerly of Schofield Street, and a line 504 feet easterly of City Island Avenue; and
6. changing from an M1-1 district to an R3A District property bounded by Schofield Street, a line 354 feet easterly of City Island Avenue, a line 100 feet southerly of Schofield Street, and a line 328 feet easterly of City Island Avenue;

within the Special City Island District, as shown on a diagram (for illustrative purposes only) dated May 19, 2003.

Resolution for adoption scheduling August 13, 2003 for a public hearing.

No. 5

CD 10

N 030468 ZRX

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 XI, Chapter 2 (Special City Island District).

Matter in underline is new, to be added

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

Matter within # # is defined in Section 12-10

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

Article XI - Special Purpose Districts

Chapter 2

Special City Island District

* * *

112-07

Special Use Regulations

Within the Special District, where #commercial# or #manufacturing uses# are permitted by the underlying district regulations, such #commercial# or #manufacturing uses# shall be limited to those #uses# set forth in this Section.

* * *

112-074

Ground floor use restrictions on certain blocks

For all #buildings# fronting on City Island Avenue between Bay Street and Carroll Street, only #non-residential uses# shall be permitted on the ground floor level or within five feet of #curb level#, except for #residential lobbies#.

112-074 075

Uses permitted in M1 Districts

* * *

112-10

SPECIAL HEIGHT BULK REGULATIONS

~~In order to preserve the unique character of the Special District and to protect the views of and to the water, new #developments# or #enlargements# within Areas A or B shall be subject to both the height and setback regulations of Section 23-631 and a maximum height of 35 feet. However, the City Planning Commission, by special permit after public notice and hearing, may permit, within Area A, modifications of the height restriction set forth in this Section or in Section 23-631 (Height and setback in R1, R2, R3, R4 or R5 Districts); and, in Area B, the Commission may authorize modifications of the regulations set forth in Section 23-631 subject to a maximum building height of 35 feet. As a condition for such modification, the Commission shall find that:~~

- ~~(a) the distribution of the #bulk# of a #development# or #enlargement# permits adequate access of light and air to the surrounding #streets# and properties and does not impair the views of and to the water.~~
- ~~(b) the modification of the building height permits better site planning and distribution of #open space#; and~~

~~(c) the height of the new #development# or #enlargement# does not exceed 50 feet.~~

~~The Commission may prescribe appropriate conditions and safeguards to protect the views of and to the water and to minimize adverse effects on the surrounding area. That portion of any #development# or #enlargement# used for boat sales, manufacture, storage or repair shall be exempt from the provisions of this Section.~~

112-101

Special open space, lot coverage and floor area ratio regulations

~~In R3A Districts, and in C1 and C2 Districts mapped within R3A Districts, and in C3 Districts, the provisions of Section 23-141 (In R1, R2, R3, R4 and R5 Districts) shall not apply. In lieu thereof, the maximum #floor area ratio# for a #residential use# shall be .50. Such #floor area ratio# may be increased by up to 20 percent provided that any such increase in #floor area# is located under a sloping roof which rises at least 7 inches in vertical distance for each foot of horizontal distance. In addition, the permitted #floor area# of a #single- or #two-family detached# or #semi-detached residence developed# after (effective date of amendment) may be increased by 100 square feet if at least one enclosed #accessory# off-street parking space is provided in a garage located in the #side lot ribbon# pursuant to Section 23-12(f)(Permitted Obstructions in Open Space), 23-441 (Location of garages in side yards of corner lots) or 23-442 (Location of garages in side yards of other zoning lots).~~

~~In C3 Districts, for a #residential use#, the maximum #lot coverage# shall be 65 percent, and the minimum required #open space# shall be 35 percent.~~

112-102

Special floor area regulations for mixed buildings

~~In C1, C2 and C3 Districts, for #buildings# containing #residences# with frontage on City Island Avenue, not more than one #story# of #commercial use# may be provided in such #buildings#, and such #story# shall be excluded from the definition of #floor area#.~~

112-103

Special height and setback regulations

~~The underlying height and setback regulations shall apply, except that no new~~

#development# or #enlargement# shall exceed a height limit of 35 feet, and the height of all #buildings or other structures# shall be measured from the #base plane#. Such height and setback regulations may be modified only by authorization or special permit of the City Planning Commission, as applicable, pursuant to Sections 112-106 or 112-107.

112-104

Special transparency requirements along City Island Avenue

For #buildings# with ground floor #commercial# or #community facility uses# fronting upon City Island Avenue, the provisions of this Section shall apply to any #streetwall# of such #building# facing City Island Avenue. At least 50 percent of the total surface area of such wall between #curb level# and 12 feet above #curb level#, or to the ceiling of the ground floor, whichever is less, or to the full height of the wall if such wall is less than 12 feet in height, shall be transparent. The lowest point of any transparency that is provided to satisfy this requirement shall not be higher than two feet six inches above #curb level#.

In addition, solid security gates that are swung, drawn or lowered to secure #commercial# or #community facility# premises shall be prohibited. All security gates installed after (effective date of amendment) shall, when closed, permit visibility of at least 75 percent of the area covered by such gate when viewed from the #street#.

112-105

Authorization for multiple buildings on a single zoning lot

On #zoning lots# of 25,000 square feet or more, the City Planning Commission may authorize modifications to the provisions of Section 23-711 (Standard minimum distance between buildings), provided:

- (a) such modifications reduce the required distance between a #building wall# containing a #legally required window# and any other building wall to not less than 20 feet;
- (b) such modifications reduce the required distance between two #building walls#, neither of which contains a legally required window, to not less than 13 feet, and
- (c) at least 50 percent of the #zoning lot# not covered by #buildings# has a minimum dimension of 12 feet and is not used for driveways, #private streets# or parking spaces.

The Commission shall find that such modifications enhance the quality of the open spaces on the #zoning lot# and results in an improved site plan. The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

112-106

Authorization for modification of height and setback regulations

The City Planning Commission may authorize, within Area B, as shown on the map in Appendix A, modifications of the underlying height and setback regulations provided the Commission finds that:

- (a) the distribution of the #bulk# of a #development# or #enlargement# permits adequate access of light and air to the surrounding #streets# and properties and does not impair the views of and to the water.
- (b) the modification of the building height permits better site planning and distribution of #open space#: and
- (c) the height of the new #development# or #enlargement# does not exceed 35 feet.

The Commission may prescribe appropriate conditions and safeguards to protect the views of and to the water and to minimize adverse effects on the surrounding area. That portion of any #development# or #enlargement# used for boat sales, manufacture, storage or repair shall be exempt from the provisions of this Section.

112-107

Special permit for modification of height and setback regulations

The City Planning Commission may permit, within Area A, as shown on the map in Appendix A, modifications of the underlying height and setback regulations, provided the Commission finds that:

- (a) the distribution of the #bulk# of a #development# or #enlargement# permits adequate access of light and air to the surrounding #streets# and properties and does not impair the views of and to the water.
- (b) the modification of the building height permits better site planning and distribution of #open space#: and

(c) the height of the new #development# or #enlargement# does not exceed 50 feet.

The Commission may prescribe appropriate conditions and safeguards to protect the views of and to the water and to minimize adverse effects on the surrounding area. That portion of any #development# or #enlargement# used for boat sales, manufacture, storage or repair shall be exempt from the provisions of this Section.

* * *

112-12
Special Parking Regulations

* * *

~~112-12~~ 112-121
Accessory parking for commercial uses

* * *

~~112-121~~ **112-122**
Accessory parking and floor area requirements for eating or drinking establishments

* * *

For eating or drinking establishments, the provisions of Sections 36-23 or 44-23 (Waiver of Requirements for Spaces below Minimum Number) or Sections 52-41 (General Provisions) with respect only to #enlargements# or #extensions# to provide off-street parking spaces, 73-43 (Reduction of Parking Spaces for Churches or Places of Assembly) and 73-45 (Modification of Off-Site Parking Provisions) are hereby made inapplicable. For eating or drinking establishments with frontage on City Island Avenue, if less than 15 #accessory# off-#street# parking spaces are required, all such parking spaces shall be waived.

~~112-122~~ **112-123**
Reservoir space requirements for eating and drinking establishments

All #developments, extensions, enlargements# or changes of #use# involving an eating or drinking establishment with attendant-operated parking services shall provide adequate on-site reservoir space at the vehicular entrances to accommodate automobiles equivalent in number to 10 percent of the total number of spaces, but in no event shall such reservoir space be required for more than 10 automobiles. Reservoir space shall be

delineated by painted stripes or lines pursuant to the standards of the Department of Buildings.

Within one year of March 6, 1986, all existing eating or drinking establishments with attendant-operated parking services shall provide adequate reservoir space pursuant to this Section and shall file a site plan and documented evidence of compliance with the appropriate enforcement agency, either the Department of Buildings or Department of Ports and Terminals.

~~112-123~~

~~Screening requirements for parking facilities accessory to commercial uses~~

~~All new or any #enlargement# of off-street parking facilities with 10 spaces or more which are #accessory# to #commercial uses# shall be screened in accordance with the provisions of this Section from all adjoining #zoning lots#, including such #zoning lots# situated across a #street#, in accordance with the provisions of this Section by either:~~

- ~~(a) A wall or barrier or uniformly painted fence of fire-resistant material at least six feet high, but not more than eight feet above finished grade. Such wall, barrier or fence may be opaque or perforated provided that not more than 50 percent of the face is open; or~~
- ~~(b) A strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at the time of planting and which are of a type which may be expected to form a year-round dense screen at least six feet high within three years.~~

~~Along City Island Avenue, the above requirement is modified as follows: a wall or barrier or uniformly painted fence of fire-resistant material at least four feet high but not more than eight feet above finished grade. Such wall, barrier, or fence must be 100 percent opaque up to a height of four feet above the #curb level# of City Island Avenue adjoining the #accessory# parking lot and not more than 25 percent opaque above four feet. Walls along City Island Avenue, existing on March 6, 1986, which are 100 percent opaque for more than 2 and 1/2 feet, but less than 4 feet above the #curb level# of City Island Avenue adjoining an #accessory# parking lot shall be deemed to meet the 100 percent opacity requirements of this Section;~~

~~In addition, such screening shall be maintained in good condition at all times, may be interrupted by normal entrances or exits, and shall have no #signs# hung or attached thereto other than those permitted in Sections 32-62 (Permitted Signs), 32-63 (Permitted Advertising Signs) or 42-52 (Permitted Signs).~~

~~Within one year of March 6, 1986, all existing off-street parking facilities with 10 spaces~~

~~or more which are #accessory# to #commercial uses# shall be screened in accordance with the provisions of this Section and a site plan and documented evidence of compliance shall be filed with the appropriate enforcement agency, either the Department of Buildings or Department of Ports and Terminals.~~

112-124

Screening and tree planting requirements for all parking lots with 10 or more spaces

All new or #enlarged# parking lots with 10 or more spaces shall comply with the provisions of this section.

(a) Screening requirements

#Accessory# parking spaces that adjoin #zoning lots# with #residential uses# shall be screened by an opaque wall or fence extending not less than six feet but not higher than eight feet above finished grade, or alternatively, by a planting strip at least five feet wide and densely planted with evergreen shrubs at least four feet high at time of planting, and of a variety expected to reach a height of six feet within three years, or by both. No chain link fences shall be permitted.

#Accessory# parking spaces that adjoin #zoning lots# with non-#residential uses# shall be screened by an opaque wall or fence extending at least four feet high but not higher than six feet above finished grade, or alternatively by a planting strip at least five feet wide and densely planted with evergreen shrubs at least two and one-half feet high at time of planting. Open chain link fences shall be permitted only within such planting strip, and such fences shall extend at least four feet but not more than six feet above finished grade.

#Accessory# parking spaces that front upon a #street# shall be screened by a strip at least 5 feet wide and densely planted with evergreen shrubs to be maintained at all times at a height not less than two and one-half feet and not more than four feet. In addition, fences not higher than four feet, with a surface area at least 50 percent open shall be permitted, except that chain link fences shall not be allowed. All permitted fences shall be located behind landscaped areas when viewed from the street.

(b) Tree planting requirements

One tree with a minimum caliper of three inches at time of planting shall be provided for every 10 parking spaces. Fractions equal to or greater than three-quarters of a tree shall be counted as an additional tree. All such trees shall be planted at

approximately equal intervals and located in planting beds at least six feet square, either adjacent to planting strips required pursuant to paragraph (a) of this Section or in planting islands within the parking lot. A raised curb at least six inches in height shall separate all planting beds from the paved surface of the parking lot. All trees shall be planted in accordance with the standards of the Department of Parks and Recreation, and replaced when necessary.

In addition, such screening shall be maintained in good condition at all times, may be interrupted by normal entrances or exits, and shall have no #signs# hung or attached thereto other than those permitted in Sections 32-62 (Permitted Signs), 32-63 (Permitted Advertising Signs) or 42-52 (Permitted Signs).

112-125

Location of parking spaces along City Island Avenue

No parking shall be permitted between the #street line# of City Island Avenue and the #street wall# of any #building# or its prolongation facing City Island Avenue. However this provision shall not apply to #waterfront zoning lots#.

* * *

112-14

Special Requirements for Waterfront Access

Except in R1 and R2 Districts, for #residential developments# on #waterfront zoning lots# of 65,000 square feet or more, a publicly accessible waterfront sitting area shall be provided. Such sitting area shall abut the #shoreline#, have a minimum area of 2,500 square feet, have a minimum depth of 50 feet measured from the #shoreline#, and contain at least 25 linear feet of seating. Building entrances may not front upon such sitting area.

Such sitting area shall be accessible by means of either a direct connection to a public sidewalk, or a publicly traversable way through the #zoning lot# directly connecting the sitting area with a public sidewalk. Such publicly traversable way shall be comprised of a planting strip of at least four feet in width containing one tree of at least three inch caliper for every 25 feet of length of such traversable way, and a paved sidewalk of at least 6 feet in width.

Such public access areas shall comply with the provisions of Sections 62-624 (Maintenance and operation of waterfront public access areas), 62-671 (Guardrails, gates and other protective barriers), 62-672 (Seating), and 62-674 (Signage).

The Chairperson of the City Planning Commission shall certify to the Department of Buildings or Department of Business Services, as applicable, that a site plan has been submitted showing compliance with the provisions of this Section.

APPENDIX A
Special City Island District - Height Areas

* * *

Resolution for adoption scheduling August 13, 2003 for a public hearing.

BOROUGH OF BROOKLYN

No. 6

CD 16

C 030127 PQK

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 774 Saratoga Avenue (Block 3568, Lot 1), Brooklyn, for continued use as a day care center.

Resolution for adoption scheduling August 13, 2003 for a public hearing.

Nos. 7, 8, and 9

**Applications for the 2nd amendment to the Fulton Park Urban
Renewal Plan to the Fulton Park Urban Renewal Area, an amendment
to the Zoning Map, disposition of city-owned property to facilitate
construction of affordable housing)**

No. 7

CD 3

C 030299 HUK

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

The proposed plan includes the following changes:

1. Nineteen Sites (6D, 12,14B, 15B, 17,17A, 17B, 17C, 17D, 17E, 17F, 17G 17H, 17I, 17J, 19, 20, 20A, 20B) are proposed for land use changes to facilitate residential and mixed-use projects, open space and commercial use.
2. Four entire sites (13, 21B, 25 and 26, composed of nineteen lots) and portions of 13 sites (127 scattered lots) will be deleted due to private rehabilitation and redevelopment, and the fact that there are no future City plans for these properties.
3. Three City-owned lots (proposed Site 19A - block 1708, lots 35 and 36 and proposed Site 13A - block 1710, lot 9), which were not previously designated, are now included in the Plan and Area.
4. Several proposed street re-alignments, which were never executed and are now outdated are being eliminated.
5. The Plan for the Fulton Park Urban Renewal Area will remain in effect until February 11, 2028.
6. The timetable for effectuation of the plan has been revised.
7. The Plan text has been revised to reflect HPD's standard format for urban renewal plans.

The proposed changes will facilitate construction of approximately of affordable housing in HPD's home ownership and Storeworks programs.

Resolution for adoption scheduling August 13, 2003 for a public hearing.

No. 8

CD 3

C030300 ZMK

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. 17a:**

- a) changing from an R6 District to a C4-3 District property bounded by a line 150 feet northerly of Atlantic Avenue, Buffalo Avenue, Atlantic Avenue, and Suydam Place;

as shown on a diagram (for illustrative purposes only) dated April 21, 2003.

Resolution for adoption scheduling August 13, 2003 for a public hearing.

No. 9

CD 3

C 030301 HDK

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property comprising sites within the Fulton Park Urban Renewal Area.

The properties are to be disposed to a developer to be selected by HPD in accordance with the Fulton Park Urban Renewal Plan.

A list of the specific properties proposed for disposition may be seen at the Brooklyn Office of the Department of City Planning, 16 Court Street, Room 705, Brooklyn, NY 11241.

Resolution for adoption scheduling August 13, 2003 for a public hearing.

No. 10

CD 16

C 030474 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 generally located at Prospect Place between Howard and Saratoga avenues (Block 1463, Lot 1), Site 110D within the Ocean Hill Urban Renewal Area, 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 commercial space and approximately 138 units of housing in three-and four-story townhouses, as a component of the Prospect Plaza Apartments project, to be developed with federal HOPE VI funding .

Resolution for adoption scheduling August 13, 2003 for a public hearing.

BOROUGH OF MANHATTAN

No. 11

CDs 9, 10

C 030436 ZMM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 5c,5d,6a and 6b:**

1. **changing from an R7-2 District to an R7A District property bounded by:**
 - a. West 111th Street, a line 100 feet westerly of Frederick Douglass Boulevard, a line 100 feet west of St. Nicholas Avenue, West 122nd Street, Manhattan Avenue, West 120th Street, a line 100 feet easterly of Morningside Avenue, West 115th Street, Manhattan Avenue, West 114th Street, Morningside Avenue,

and Manhattan Avenue; and

- b. West 111th Street, a line 100 feet westerly of Adam Clayton Powell Jr. Boulevard, West 123rd Street, a line 200 feet westerly of Adam Clayton Powell Jr. Boulevard, a line midway between West 123rd Street and West 124th Street, a line 100 feet easterly of Frederick Douglass Boulevard, a line 100 feet east of St. Nicholas Avenue, West 120th Street, and a line 100 feet easterly of Frederick Douglass Boulevard ;
2. **changing from an R7-2 District to an R7B District property bounded by** West 120th Street, Manhattan Avenue, a line midway between West 123rd Street and West 124th Street, and a line 100 feet easterly of Morningside Avenue;
 3. **changing from an R7-2 District to an R8A District property bounded by** a line midway between Central Park North and West 111th Street and its westerly prolongation, Adam Clayton Powell Jr. Boulevard, West 111th Street, a line 100 feet easterly of Frederick Douglass Boulevard, 120th Street, a line 100 feet east of St. Nicholas Avenue, a line 100 feet easterly of Frederick Douglass Boulevard, a line midway between West 123rd Street and West 124th Street, Frederick Douglass Boulevard, West 122nd Street, St. Nicholas Avenue, a line midway between West 123rd Street and West 124th Street, Manhattan Avenue, West 122nd Street, a line 100 feet west of St. Nicholas Avenue, a line 100 feet westerly of Frederick Douglass Boulevard, West 111th Street, and Frederick Douglass Boulevard;
 4. **changing from an R7-2 District to a C4-4D District property bounded by** a line midway between West 123rd Street and West 124th Street, St. Nicholas Avenue, Hancock Place, West 124th Street, and a line 100 feet westerly of Morningside Avenue;
 5. **changing from an R8 District to an R8A District property bounded by:**
 - a. Central Park North and its westerly prolongation, Adam Clayton Powell Jr. Boulevard, a line midway between Central Park North and West 111th Street and its westerly prolongation, and the southerly center line prolongation of Frederick Douglass Boulevard; and
 - b. West 114th Street, Manhattan Avenue, West 115th Street, a line 100 feet easterly of Morningside Avenue, West 124th Street, and Morningside Avenue ;
 6. **changing from a C4-4 District to a C4-4D District property bounded by** West 122nd Street, Frederick Douglass Boulevard, a line midway between West 123rd Street and West 124th Street, a line 175 feet westerly of Frederick Douglass Boulevard, West

124th Street, Hancock Place, and St. Nicholas Avenue; and

7. **establishing within the proposed R7A District a C1-4 District bounded by** a line midway between West 115th Street and West 116th Street, a line 100 feet westerly of Frederick Douglass Boulevard, a line midway between West 116th Street and West 117th Street, and Manhattan Avenue;

as shown on a diagram (for illustrative purposes only) dated April 21, 2003 and subject to the conditions of CEQR Declaration E-120.

Resolution for adoption scheduling August 13, 2003 for a public hearing.

No. 12

CD 5

C 030192 ZSM

IN THE MATTER OF an application submitted by SAMA, L.L.C. 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. **Sections 81-25 and 81-27 to allow the reduction of the required daylight evaluation score;**
2. **Sections 77-02 and 77-22 to allow the requirements of Article 7, Chapter 7 to apply to the proposed zoning lot and to allow the distribution of floor area without regard to the maximum floor area allowed in each portion of the zoning lot divided by district boundaries;**
3. **Sections 37-071 and 37-073 to allow a reduction in the required amount and the required minimum depth of the required pedestrian circulation space;**
4. **Section 81-42 to allow an increase in the maximum allowed street frontage occupied by lobby space;**
5. **Section 81-72 to allow a reduction of the required amount of street frontage occupied by Use Group T uses; and**
6. **Section 36-62 to waive the requirement for one loading berth;**

to facilitate the construction of a 23-story commercial building on a zoning lot located at 140 West 42nd Street (Block 994, Lots 16,45,47,49 and 148), in C6-7 and C5-2.5 Districts, within the Special Midtown District (Theater Subdistrict).

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

Resolution for adoption scheduling August 13, 2003 for a public hearing.

Nos. 13 and 14

(Applications for the 1st Amendment to the Milbank Frawley Circle-East Urban Renewal Plan for the Milbank Frawley Circle-East Urban Renewal Area and disposition of property to facilitate development of low-income housing)

No. 13

CD 11

C 030475 HUM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 1st amendment to the Milbank Frawley Circle East Urban Renewal Plan for the Milbank Frawley Circle East Urban Renewal Area.

The proposed plan;

1. Modifies supplementary controls on redevelopment located in Section C: subsection (3a) Controls on Specific Sites by eliminating the requirement of a 100 foot building setback from Park Avenue on Site 35B.
2. Has been modified to conform to the current HPD language, terminology and methodology for urban renewal plans.
3. Updates the timetable for the implementation of the Plan.

These changes would facilitate development of a 75-unit low-income rental project, the Olga Mendez Apartments, on part of Site 35B.

Resolution for adoption scheduling August 13, 2003 for a public hearing.

No. 14

CD 11

C 030441 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 91-93 East 116th Street; 1648-50 Park Avenue; and 66-72 East 117th Street, Site 35B within the Milbank-Frawley Circle East Urban Renewal Area (Block 1622, Lots 31, 32, 37, 38, 40, 41 and 42), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate construction of two buildings, tentatively known as Olga Mendez Apartments, with 74 units of housing for low income families and ground floor commercial space, to be developed under the New York State Housing Trust Fund program.

Resolution for adoption scheduling August 13, 2003 for a public hearing.

No. 15

CD 11

C 030479 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 249 East 105th Street (Block 1655, Lot 19), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such

property to a developer selected by HPD; to facilitate the development of open space.

Resolution for adoption scheduling August 13, 2003 for a public hearing.

No. 16

CD 2

C 030131 ZSM

IN THE MATTER OF an application submitted by Mott Street Joint Venture pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Sections 74-52 and 13-562 of the Zoning Resolution **to allow an attended public parking garage with a maximum capacity of 154 spaces**, on a portion of the first floor, cellar and sub-cellar of a proposed mixed building at 106 Mott Street (Block 204, Lot 10), in a C6-2G District, within the Special Little Italy District (Area A and Area A-1).

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 August 13, 2003 for a public hearing.

BOROUGH OF QUEENS

No. 17

CD 2

C 030251 PCQ

IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 49-49 30th Street (Block 291, Lot 15), Queens, for use as a warehouse facility.

Resolution for adoption scheduling August 13, 2003 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 18 and 19

(Applications for the designation and disposition of property to facilitate construction of an apartment building and community playground in the Longwood Urban Renewal Area)

No. 18

CD 2

C 030437 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 866, 870, 874, 876, 878, 880 & 882 Southern Boulevard and 907 & 903 Bruckner Boulevard, a part of Site 314 within the Longwood Urban Renewal Area (Block 2733, Lots 1, 3, 4, 6-10, 30, 32), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate construction of a seven story building, tentatively known as Tiffany Gardens Apartments, with approximately 105 units of housing.

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

Close the hearing.

No. 19

CD 2

C 030438 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 884, 886, 888 & 890 Southern Boulevard, a part of Site 314 within the Longwood Urban Renewal Area (Block 2733, Lots 11-14), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate construction of a community playground.

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

Close the hearing.

BOROUGH OF BROOKLYN

No. 20

CD 12

C 030253 GFK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Maimonides Medical Center pursuant

to Section 197-c of the New York City Charter, for a revocable consent to construct, maintain and use an enclosed two-story bridge over 48th Street between Fort Hamilton Parkway and 10th Avenue, approximately 167 ft. westerly of Fort Hamilton Parkway connecting the Garage Warehouse building on the northerly side to the intersection of Gellman Pavilion and Aron Building addition on the southerly side.

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

Close the hearing.

BOROUGH OF QUEENS

No. 21

CD 12

N 030488 BDQ

PUBLIC HEARING:

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

(On July 2, 2003, Cal. No. 4, the Commission scheduled July 23, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 22

CD 2

C 030386 PCR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter **for site selection and acquisition of four properties** bounded by Stobe Avenue and Zoe and Cletus streets (Block 3544, Lot 1) and Stobe Avenue and Husson and Vera streets (Block 3550, Lots 1, 11, and 54) **for the storage and conveyance of storm water.**

(On July 2, 2003, Cal. No. 5, the Commission scheduled July 23, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

Nos. 23 and 24

(Applications for an amendment of the Zoning Map, and amendment to the Zoning Resolution to establish the Morrisania Special Mixed Use District)

No. 23

CD 3

C 030333 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, Sections 3d and 6c:**

1. eliminating from an existing R6 District a C2-4 District bounded by East 164th Street, Third Avenue, East 163rd Street, and a line 100 feet westerly of Third Avenue;
2. changing from an R6 District to an R7-2/M1-1 District property bounded by East 164th Street, Third Avenue, East 163rd Street, and a line 100 feet westerly of Third Avenue;
3. changing from an M1-1 District to an R7-2/M1-1 District property bounded by a line 175 feet northerly of East 168th Street, a line 120 feet easterly of Third Avenue, East 168th Street, a line 100 feet easterly of Third Avenue, East 166th Street, Franklin Avenue, Third Avenue, East 164th Street, a line 100 feet westerly of Third Avenue, East 163rd Street, Washington Avenue, East 164th Street, a line 250 feet westerly of Washington Avenue, East 165th Street, a line 150 feet westerly of Washington Avenue, a line 100 feet southerly of Gouverneur Place, a line 270 feet westerly of Washington Avenue, a line 100 feet southerly of East 167th Street, a line 165 feet easterly of Washington Avenue, East 167th Street, a line bisecting the angle formed by the intersection of the westerly street line of Third Avenue and the easterly street line of Washington Avenue, East 168th Street, and Third Avenue;
4. establishing a Special Mixed Use District* (MX-7) within the area bounded by a line 175 feet northerly of East 168th Street, a line 120 feet easterly of Third Avenue,

East 168th Street, a line 100 feet easterly of Third Avenue, East 166th Street, Franklin Avenue, Third Avenue, East 163rd Street, Washington Avenue, East 164th Street, a line 250 feet westerly of Washington Avenue, East 165th Street, a line 150 feet westerly of Washington Avenue, a line 100 feet southerly of Gouverneur Place, a line 270 feet westerly of Washington Avenue, a line 100 feet southerly of 167th Street, a line 165 feet easterly of Washington Avenue, East 167th Street, a line bisecting the angle formed by the intersection of the westerly street line of Third Avenue and the easterly street line of Washington Avenue, East 168th Street, and Third Avenue;

as shown on a diagram (for illustrative purposes only) dated March 3, 2003, and subject to the conditions of CEQR Declaration E-118.

*Note: A Special Mixed Used District (MX- 7) is proposed under related application (N 030334 ZRY) for an amendment to Section 123-90 of the Zoning Resolution.

(On June 4, 2003, Cal. No. 1, the Commission scheduled June 18, 2003 for a public hearing. On June 18, 2003, Cal. No. 5, the hearing was closed.)

For consideration.

No. 24

CD 3

N 030334 ZRX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article XII, Chapter 3 (Special Mixed Use District) specifying a Special Mixed Use District(MX-7) in Morrisania, The Bronx.

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

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

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

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

~~**#Special Mixed Use District#-7: Morrisania, The Bronx**~~

~~**The #Special Mixed Use District#-7 is established in Morrisania in The Bronx as indicated on the #zoning maps#.**~~

(On June 4, 2003, Cal. No. 2, the Commission scheduled June 18, 2003 for a public hearing. On June 18, 2003, Cal. No. 6, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 25

CD 2

C 020263 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 12d**

1. changing from an M1-1 District to an R6B District property bounded by:
 - a. a line 100 feet northerly of Concord Street, Duffield Street, Concord Street, and Bridge Street; and
 - b. Concord Street, Gold Street, a line 225 feet southerly of Concord Street, a line midway between Gold Street and Duffield Street, a line 50 feet northerly of Tillary Street, Duffield Street, a line 200 feet northerly of Tillary Street, a line 100 feet westerly of Duffield Street, a line 125 feet southerly of Concord Street, and Duffield Street;
2. changing from an M1-1 District to a C4-3 District property bounded by:
 - a. a line 100 feet northerly of Concord Street, a line 106 feet easterly of Duffield Street, a line 137 feet northerly of Concord Street, Gold Street, Concord Street, and Duffield Street; and
 - b. Concord Street, Duffield Street, a line 125 feet southerly of Concord Street, a line 100 feet westerly of Duffield Street, a line 200 feet northerly of Tillary Street, and Bridge Street; and
3. changing from an M1-1 District to a C6-2 District property bounded by:
 - a. Nassau Street, Duffield Street, a line 100 feet northerly of Concord Street, Bridge Street, a line midway between Chapel Street and Cathedral Place (Fr. James F. Hinchey, C. O. Place), a line 100 feet easterly of Jay Street, Chapel Street, and Jay Street; and
 - b. a line 200 feet northerly of Tillary Street, Duffield Street, a line 50 feet northerly of Tillary Street, a line midway between Gold Street and Duffield Street, a line 225 feet southerly of Concord Street, Gold Street, Concord Street, Prince Street, Tillary Street, and Bridge Street;

as shown on a diagram (for illustrative purposes only) dated March 17, 2003 and subject to the conditions of CEQR Declaration E-117.

(On June 4, 2003, Cal. No. 4, the Commission scheduled June 18, 2003 for a public hearing. On June 18, 2003, Cal. No. 8, the hearing was closed.)

For consideration.

Nos. 26, 27, 28, 29, 30, 31, and 32

**(Applications for amendments to the Zoning Map,
Zoning Resolution, the grant of special permits, and disposition
of city-owned properties, for the proposed expansion of the
Renaissance Hotel within the Special Downtown Brooklyn District)**

No. 26

CD 2

C 030269 MMK

IN THE MATTER OF an application, submitted by Brooklyn Renaissance Hotel, LLC, and the New York City Economic Development Corporation, 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:

1. the elimination, discontinuance and closing of portions of Pearl Street north of Willoughby Street and Adams Streets/Brooklyn Bridge Boulevard between Willoughby Street and Johnson Street- Tech. Place;
2. and any acquisition or disposition of real property related thereto,

in accordance with map Nos. X-2657 and X-2658 dated March 18, 2003 and signed by the Borough President.

(On June 4, 2004, Cal. No. 5, the Commission scheduled June 18, 2003 for a public hearing. On June 18, 2003, Cal. No. 9, the hearing was closed.)

For consideration.

CITY WIDE

N 030376 ZRY

IN THE MATTER OF an application submitted by Brooklyn Renaissance Hotel, LLC and the Economic Development Corporation, 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, Section 74-91 (Modification of Urban Plazas) **to permit modification of urban plazas in C5-4 Districts on zoning lots of more than 200,000 square feet.**

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

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

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

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

74-91

Modification of Urban Plazas

In C5-3, C5-5, C6-6, C6-7 ~~or~~ **and** C6-9 Districts, ~~and in C5-4 Districts on zoning lots of more than 200,000 square feet,~~ the City Planning Commission may permit modification of the provisions of Section 37-04 (Requirements for Urban Plazas) affecting the eligibility of *urban plazas* for *bonus floor area*, provided that such modification shall not include any modification of Section 33-14 (Floor Area Bonus for an Urban Plaza) ~~for the bonus floor area of 10 square feet for each square foot of urban plaza.~~

* * *

Any modification shall be conditioned upon the Commission finding that the usefulness and attractiveness of the *urban plaza* will be assured by the proposed layout and design and that the *development* as a whole will produce a good urban design relationship with surrounding *buildings* and *open spaces*.

The Commission may prescribe appropriate conditions and controls to enhance the relationship of such *urban plazas* to surrounding development.

* * *

(On June 4, 2003, Cal. No. 6, the Commission scheduled June 18, 2003 for a public hearing. On June 18, 2003, Cal. No. 10, the hearing was closed.)

For consideration.

No. 28

CD 2

C 030377 ZSK

IN THE MATTER OF an application submitted by the Brooklyn Renaissance Hotel, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-91** of the Zoning Resolution to modify the requirements of Section 37-04 to facilitate the re-design and upgrading of an existing urban plaza in connection with the construction of a 24-story enlargement to an existing hotel use on property located at 345 Adams Street** (Block 140, Lots 10, 123, 1001-1002, 1101-1105, and the demapped portions of Pearl Street*** and Adams Street***), in a C5-4 District, within the Special Downtown Brooklyn District.

** Note: An amendment of the Zoning Resolution, Section 74-91 to allow the modification of provisions of Section 37-04 to apply in C5-4, is proposed under related concurrent application N 030376 ZRY.

*** Note: An amendment of the City Map involving the demapping of portions of Pearl Street and Adams Street, is proposed under related concurrent application C 030269 MMK.

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 4, 2003, Cal. No. 7, the Commission scheduled June 18, 2003 for a public hearing. On June 18, 2003, Cal. No. 11, the hearing was closed.)

For consideration.

No. 29

CD 2

C 030378 ZSK

IN THE MATTER OF an application submitted by the Brooklyn Renaissance Hotel, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-721(a) of the Zoning Resolution to modify the tower regulations of Section 101-133 to facilitate the construction of a 24-story enlargement to an existing hotel use on property located at 345 Adams Street** (Block 140, Lots 10, 123, 1001-1002, 1101-1105, and the demapped

portions of Pearl Street*** and Adams Street***), in a C5-4 District, within the Special Downtown Brooklyn District.

*** Note: An amendment of the City Map involving the demapping of portions of Pearl Street and Adams Street, is proposed under related concurrent application C 030269 MMK.

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 4, 2003, Cal. No. 8, the Commission scheduled June 18, 2003 for a public hearing. On June 18, 2003, Cal. No. 12, the hearing was closed.)

For consideration.

No. 30

CD 2

C 030379 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **disposition of city-owned property located at 345 Adams Street** (Block 140, part of Lot 123) and **the disposition of city-owned development rights** (Block 140, lots 10, 123, 1001, 1002, 1101 - 1105) pursuant to zoning.

(On June 4, 2003, Cal. No. 9, the Commission scheduled June 18, 2003 for a public hearing. On June 18, 2003, Cal. No. 13, the hearing was closed.)

For consideration.

No. 31

CD 2

C 030380 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **disposition of one (1) city-owned property located at 350 Jay Street** (Block 140, Lots 1101 - 1105) pursuant to zoning.

(On June 4, 2003, Cal. No. 10, the Commission scheduled June 18, 2003 for a public hearing. On June 18, 2003, Cal. No. 14, the hearing was closed.)

For consideration.

No. 32

CD 2

C 030381 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **disposition of the ground and second floors of 345 Adams Street** (Block 140, part of Lot 123) pursuant to zoning.

(On June 4, 2003, Cal. No. 11, the Commission scheduled June 18, 2003 for a public hearing. On June 18, 2003, Cal. No. 15, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 33

CD 9

C 030316 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 459 W. 140th Street (Block 2057, Lot 36), 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 rehabilitation of an existing building for use as a community facility.

(On June 4, 2003, Cal. No. 12, the Commission scheduled June 18, 2003 for a public hearing. On June 18, 2003, Cal. No. 16, the hearing was closed.)

For consideration.

No. 34

CD 5

C 030353 ZSM

IN THE MATTER OF an application submitted by Stahl 401 Fifth Avenue, 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 use regulations of Section 81-82(e) to allow a bank use on the ground floor to occupy:**

- 1. a maximum of 70% of the linear street frontage of the zoning lot on or within 50 feet of Fifth Avenue; and**
- 2. a maximum of 57% of the total lot area of the zoning lot within 50 feet of Fifth Avenue**

in an existing commercial building at 401 Fifth Avenue (Block 866, Lot 76), in a C5-3 District, within the Special Midtown District (Fifth Avenue Subdistrict).

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

(On June 4, 2003, Cal. No. 14, the Commission scheduled June 18, 2003 for a public hearing. On June 18, 2003, Cal. No. 18, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 35

CD 3

C 030403 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. 9d, 10a and 10b:**

1. eliminating from an existing R5 District a C1-2 District bounded by:

- a. a line 150 feet northerly of Northern Boulevard, 105th Street, a line 150 feet southerly of Northern Boulevard, and 102nd Street;
- b. a line 150 feet northerly of Northern Boulevard, 111th Street, Northern Boulevard, 111th Street, a line 150 feet southerly of Northern Boulevard, and 108th Street; and
- c. 34th Road, Junction Boulevard, the southerly street line of Brice Road and its easterly and westerly prolongation, a line bisecting the angle formed by the prolongations of the easterly street line of Junction Boulevard and the westerly street line of 97th Street, 35th Avenue, and a line 150 feet westerly of Junction Boulevard;

2. eliminating from an existing R6 District a C1-2 District bounded by:

- a. a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of 93rd Street, Northern Boulevard, and 93rd Street;
- b. 35th Avenue, a line 100 feet westerly of 97th Street, a line 100 feet northerly of Roosevelt Avenue, 98th Street, Roosevelt Avenue, Warren Street, a line 150 feet northerly of Roosevelt Avenue, a line midway between Warren Street and Junction Boulevard, a line 150 feet southerly of 37th Avenue, Warren Street, 37th Avenue, 95th Street, a line 150 feet northerly of 37th Avenue, a line bisecting the angle formed by the prolongations of the easterly street line of 95th Street and the westerly street line of Junction Boulevard, a line 150 feet southerly of 35th Avenue, and 95th Street;
- c. a line 150 feet northerly of 37th Avenue, 95th Street, 37th Avenue, Elmhurst Avenue, 92nd Street, a line 100 feet southerly of 37th Avenue, 91st Street, a line 150 feet southerly of 37th Avenue, 89th Street, 37th Avenue, and 90th Street;

- d. a line 150 feet northerly of Roosevelt Avenue, 91st Street, a line 100 feet northerly of Roosevelt Avenue, 93rd Street, Roosevelt Avenue, and a line midway between 89th Street and 90th Street; and
 - e. a line 500 feet northerly of 39th Avenue, a line midway between 103rd Street and 104th Street, a line 150 feet northerly of 39th Avenue, 104th Street, 39th Avenue, a line 150 feet easterly of 104th Street, Roosevelt Avenue, and a line midway between 102nd Street and 103rd Street;
3. **eliminating from an existing R5 District a C2-2 District bounded by:**
- a. a line 150 feet northerly of Northern Boulevard, 102nd Street, a line 150 feet southerly of Northern Boulevard, and 99th Street;
 - b. a line 150 feet northerly of Northern Boulevard, 108th Street, a line 150 feet southerly of Northern Boulevard, and 105th Street; and
 - c. Astoria Boulevard, 114th Street, Northern Boulevard and 112th Place;
4. **eliminating from an existing R6 District a C2-2 District bounded by:**
- a. a line 100 feet northerly of Roosevelt Avenue, Warren Street, Roosevelt Avenue, and 93rd Street; and
 - b. a line 100 feet northerly of Roosevelt Avenue, 114th Street, Roosevelt Avenue, and a line 100 feet westerly of 111th Street;
5. **eliminating from an existing R6 District a C2-3 District bounded by** a line 150 feet northerly of Roosevelt Avenue, a line midway between 89th Street and 90th Street, Roosevelt Avenue, and 89th Street;
6. **changing from an R5 District to an R4 District property bounded by** 32nd Avenue, 108th Street, the easterly prolongation of the southerly street line of 32nd Avenue, a line midway between 108th Street and 110th Street, a line perpendicular to the easterly street line of 110th Street distant 150 feet southerly (measured along the street line) from the intersection of the easterly street line of 110th Street and the southwestery street line of Astoria Boulevard, a line midway between 110th Street and 111th Street, a line perpendicular to the westerly street line of 111th Street distant 250 feet (measured along the street line) from the intersection of the westerly street line of 111th Street and the southwestery street line of Astoria Boulevard, a line midway between 111th Street and 112th Street, a line perpendicular to the easterly street line of 112th Street distant 200 feet southerly (measured along the street line) from the

intersection of the easterly street line of 112th Street and the southwesterly street line of Astoria Boulevard, 112th Place, a line 100 feet northerly of Northern Boulevard, 95th Street, a line 150 feet northerly of Northern Boulevard, and a line 100 feet easterly of Junction Boulevard;

7. changing from an R5 District to an R6 District property bounded by:

- a. Astoria Boulevard, 110th Street, a line perpendicular to the easterly street line of 110th Street distant 150 feet southerly (measured along the street line) from the point of intersection of the easterly street line of 110th Street and the southwesterly street line of Astoria Boulevard, a line midway between 108th Street and 110th Street, the easterly prolongation of the southerly street line of 32nd Avenue, and 108th Street; and
- b. Astoria Boulevard, 114th Street, 34th Avenue, 112th Street, a line 100 feet southerly of Northern Boulevard, 99th Street, a line 100 feet northerly of Northern Boulevard, 112th Place, a line perpendicular to the easterly street line of 112th Street distant 200 feet southerly (measured along the street line) from the intersection of the easterly street line of 112th Street and the southwesterly street line of Astoria Boulevard, a line midway between 111th Street and 112th Street, a line perpendicular to the westerly street line of 111th Street distant 250 feet southerly (measured along the street line) from the intersection of the westerly street line of 111th Street and the southwesterly street line of Astoria Boulevard, and 111th Street;

8. changing from an R5 District to an R6A District property bounded by:

- a. 32nd Avenue, a line 100 feet easterly of Junction Boulevard, a line 150 feet northerly of Northern Boulevard, 95th Street, a line 100 feet northerly of Northern Boulevard, and Junction Boulevard; and
- b. Northern Boulevard, Junction Boulevard, a line parallel to the southerly street line of Northern Boulevard distant 225 feet southerly (measured along the street line) from the intersection of the easterly street line of Junction Boulevard and the southerly street line of Northern Boulevard, a line 100 feet easterly of Junction Boulevard, a line 100 feet southerly of Northern Boulevard, a line 100 feet westerly of 96th Street, 34th Avenue, Junction Boulevard, the southerly street line of Brice Road and its easterly and westerly prolongation, a line 100 feet easterly of Junction Boulevard, 35th Avenue, 92nd Street, a line 100 feet northerly of 35th Avenue, 93rd Street, a line 100 feet southerly of 34th Avenue, 91st Street, 34th Avenue, and 92nd Street;

9. changing from an R5 District to an R6B District property bounded by a line 100 feet southerly of 34th Avenue, 93rd Street, a line 100 feet northerly of 35th Avenue, 92nd Street, 35th Avenue, and 91st Street;

10. changing from an R6 District to an R6A District property bounded by:

- a. 32nd Avenue, Junction Boulevard, Northern Boulevard, 93rd Street, a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of 93rd Street, a line perpendicular to the easterly street line of 93rd Street distant 135 feet southerly (measured along the street line) from the intersection of the easterly street line of 93rd Street and the southwesterly street line of 32nd Avenue, and 93rd Street; and
- b. 35th Avenue, a line 100 feet easterly of Junction Boulevard, a line 100 feet northerly of 37th Avenue, 97th Street, Roosevelt Avenue, Warren Street, a line 100 feet northerly of Roosevelt Avenue, a line midway between Warren Street and Junction Boulevard, a line 100 feet southerly of 37th Avenue, a line midway between 94th Street and 95th Street, 37th Avenue, 92nd Street, a line 100 feet northerly of 37th Avenue, and a line midway between 93rd Street and 94th Street;

11. changing from an R6 District to an R6B District property bounded by:

- a. 35th Avenue, a line midway between 93rd Street and 94th Street, a line 100 feet northerly of 37th Avenue, 92nd Street, 37th Avenue, a line midway between 94th Street and 95th Street, a line 100 feet southerly of 37th Avenue, a line midway between Warren Street and Junction Boulevard, a line 100 feet northerly of Roosevelt Avenue, a line midway between 91st Street and 92nd Street, a line 200 feet northerly of Roosevelt Avenue, 89th Street, a line 100 feet southerly of 37th Avenue, a line midway between 90th Street and 91st Street, a line 100 feet northerly of 37th Avenue, 90th Street, a line 100 feet southerly of 35th Avenue, and a line midway between 90th Street and 91st Street ; and
- b. 35th Avenue, 105th Street, 34th Avenue, 112th Street, a line 125 feet northerly of 38th Avenue, a line 125 feet westerly of 114th Street, Roosevelt Avenue, 97th Street, a line 100 feet northerly of 37th Avenue, and a line 100 feet easterly of Junction Boulevard;

12. changing from an R6 District to an R7-1 District property bounded by:

- a. 35th Avenue, a line midway between 90th Street and 91st Street, a line 100 feet southerly of 35th Avenue, and 90th Street; and

- b. a line 100 feet northerly of 37th Avenue, a line midway between 90th Street and 91st Street, a line 100 feet southerly of 37th Avenue, 89th Street, 37th Avenue, and 90th Street;
- 13. changing from a C8-1 District to an R6 District property bounded by** a line 100 feet northerly of Northern Boulevard, 99th Street, a line 100 feet southerly of Northern Boulevard, 96th Street, Northern Boulevard, and 95th Street;
- 14. changing from a C8-1 District to an R6A District property bounded by** a line 100 feet northerly of Northern Boulevard, 95th Street, Northern Boulevard, 96th Street, a line 100 feet southerly of Northern Boulevard, a line 100 feet easterly of Junction Boulevard, a line parallel to the southerly street line of Northern Boulevard distant 225 feet southerly (measured along the street line) from the intersection of the easterly street line of Junction Boulevard and the southerly street line of Northern Boulevard, and Junction Boulevard;
- 15. establishing within an existing R6 District a C1-4 District bounded by** a line 200 feet northerly of Roosevelt Avenue, 91st Street, Roosevelt Avenue, and 89th Street;
- 16. establishing within an existing R6 District a C2-4 District bounded by:**
 - a. a line 100 feet northerly of Roosevelt Avenue, Warren Street, Roosevelt Avenue, and 91st Street;
 - b. 37th Avenue, 114th Street, 38th Avenue, a line 125 feet westerly of 114th Street, a line 125 feet northerly of 38th Avenue, and a line 250 feet westerly of 114th Street; and
 - c. a line 125 feet northerly of Roosevelt Avenue, 114th Street, Roosevelt Avenue, and a line 125 feet westerly of 114th Street;
- 17. establishing within a proposed R6 District a C2-4 District bounded by** a line 100 feet northerly of Northern Boulevard, 112th Place, Astoria Boulevard, 114th Street, Northern Boulevard, a line 100 feet easterly of 112th Street, a line 100 feet southerly of Northern Boulevard, 96th Street, Northern Boulevard, and 95th Street;
- 18. establishing within a proposed R6A District a C1-4 District bounded by:**
 - a. 32nd Avenue, a line 100 feet easterly of Junction Boulevard, a line 150 feet northerly of Northern Boulevard, 95th Street, Northern Boulevard, and Junction Boulevard; and

- b. 34th Avenue, Junction Boulevard, the southerly street line of Brice Road and its easterly and westerly prolongation, a line 100 feet easterly of Junction Boulevard, a line 100 feet northerly of 37th Avenue, 97th Street, a line 100 feet southerly of 37th Avenue, a line 100 feet easterly of Junction Boulevard, a line 100 feet northerly of Roosevelt Avenue, 97th Street, Roosevelt Avenue, Warren Street, a line 100 feet northerly of Roosevelt Avenue, a line midway between Warren Street and Junction Boulevard, a line 100 feet southerly of 37th Avenue, Warren Street, 37th Avenue, 92nd Street, a line 100 feet northerly of 37th Avenue, a line 100 feet westerly of Junction Boulevard, a line 100 feet southerly of 35th Avenue, 95th Street, 35th Avenue, a line 100 feet westerly of Junction Boulevard, 34th Road, and a line 150 feet westerly of Junction Boulevard;

19. establishing within a proposed R6A District a C2-4 District bounded by Northern Boulevard, 96th Street, a line 100 feet southerly of Northern Boulevard, a line 100 feet westerly of 96th Street, a line parallel to the southerly street line of Northern Boulevard distant 225 feet southerly (measured along the street line) from the intersection of the easterly street line of Junction Boulevard and the southerly street line of Northern Boulevard, and Junction Boulevard;

20. establishing within a proposed R6B District a C1-4 District bounded by:

- a. a line 100 feet northerly of 37th Avenue, 92nd Street, 37th Avenue, Elmhurst Avenue, 92nd Street, a line 100 feet southerly of 37th Avenue, and a line midway between 90th Street and 91st Street;
- b. a line 100 feet northerly of 37th Avenue, 104th Street, 37th Avenue, a line 100 feet easterly of 103rd Street, a line 100 feet northerly of 39th Avenue, 104th Street, 39th Avenue, a line 100 feet easterly of 104th Street, a line 125 feet northerly of Roosevelt Avenue, a line 100 feet westerly of 108th Street, a line 100 feet southerly of 37th Avenue, 107th Street, 37th Avenue, 108th Street, a line 100 feet northerly of 37th Avenue, a line 100 feet easterly of 108th Street, 38th Avenue, 108th Street, Roosevelt Avenue, 39th Avenue, a line 100 feet northerly of Roosevelt Avenue, a line 100 feet westerly of 103rd Street, a line 100 feet southerly of 37th Avenue, and 97th Street; and
- c. a line 100 feet northerly of Roosevelt Avenue, 99th Street, Roosevelt Avenue, and 97th Street;

21. establishing within a proposed R6B District a C2-4 District bounded by 38th Avenue, a line 100 feet easterly of 108th Street, a line 125 feet northerly of Roosevelt Avenue, a line 125 feet westerly of 114th Street, Roosevelt Avenue, and 108th Street;

22. **establishing within a proposed R7-1 District a C1-4 District bounded by** a line 100 feet northerly of 37th Avenue, a line midway between 90th Street and 91st Street, a line 100 feet southerly of 37th Avenue, 89th Street, 37th Avenue, and 90th Street;

as shown on a diagram (for illustrative purposes only) dated April 21, 2003 and subject to the conditions of CEQR Declaration E-121.

(On June 18, 2003, Cal. No. 3, the Commission scheduled July 2, 2003 for a public hearing. On July 2, 2003, Cal. No. 8, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 36

CD 2

N 030278 ZAR

IN THE MATTER of an application submitted by the Department of Environmental Protection **for grant of authorizations** pursuant to Sections 105-423, 105-421 and 105-424 of the Zoning Resolution for the alteration of botanic environments or removal of trees, the modification of existing topography and alteration of other natural features, **to allow the implementation of a comprehensive stormwater management plan for the Richmond Creek watershed, specifically the construction of a Best Management Practice (BMP) at one location at the Mill Pond off Arthur Kill Road, within the Special Natural Area District.**

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

For consideration.
