

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, AUGUST 10, 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 050480 ZMX	8	RIVERDALE-ON-HUDSON ZONING CHANGE	Scheduled to be Heard 8/24/05
2	C 050527 HAX	6	BURKE PLAZA	" "
3	C 050463 PQQ	2	BROOKLYN NAVY YARD	" "
	C 050464 PPK	2	" "	" "
4	C 050220 ZSM	2	465 BROADWAY PARKING GARAGE	" "
5	C 050190 ZMQ	7	HORACE HARDING EXPRESSWAY REZONING	" "
6	C 050193 PQQ	6	BELMONT COMMUNITY DAY CARE CENTER	Favorable Report Adopted
7	C 020488 ZMX	9	BRUCKNER BOULEVARD REZONING	" "
8	N 060013 PXX	11	ACS OFFICE SPACE	" "
9	C 050427 HAM	1	270 GREENWICH STREET/SITE 5B	" "
10	C 050429 ZSM	1	" "	" "
11	C 050430 ZSM	1	" "	" "
12	N 050428 MEM	1	" "	" "
13	N 050431 ZAM	1	" "	Authorization Approved
14	C 050083 ZSQ	5	SENECA AVENUE COMPREHENSIVE CARE CENTER	Favorable Report Adopted
15	N 060008 HKQ	4	JAMAICA SAVINGS BANK LANDMARK	Forward Report to City Council
16	N 060009 HKR	1	JOHN DEGROOT HOUSE LANDMARK	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		6	7	8	9	10	11	12	13	14	15	16			
Amanda M. Burden, AICP, Chair	P	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			
Angela M. Battaglia	A														
Irwin Cantor, P.E.	P	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			
Alfred C Cerullo, III	P	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			
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Lisa Gomez	P	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			
John Merolo	P	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			
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 1:16 P.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, AUGUST 10, 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. 18]

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

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: 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, AUGUST 10, 2005

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	5
III. Public Hearings	11
IV Schedule Of Meetings: July 1, 2005 - December 31, 2005.....	29

**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 24, 2005 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 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: _____

AUGUST 10, 2005

APPROVAL OF MINUTES OF Regular Meeting of July 27, 2005

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 24, 2005**

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

BOROUGH OF THE BRONX

No. 1

RIVERDALE-ON-HUDSON ZONING CHANGE

CD 8

C 050480 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. 1a, 1b, 1c, and 1d, changing from an R1-2 District to an R1-1 District property bounded by** a line 300 feet southerly of West 261st Street (straight line portion), Independence Avenue, West 254th Street, Arlington Avenue, West 252nd Street, Henry Hudson Parkway West, a line 400 feet southerly of West 252nd Street, Arlington Avenue, West 247th Street, Independence Avenue, West 246th Street, Douglas Avenue, the westerly centerline prolongation of former West 240th Street, Palisade Avenue, a line perpendicular to the easterly street line of Palisade Avenue distant 931 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Palisade Avenue and the northerly street line of West 232nd Street, Douglas Avenue, West 235th Street, Independence Avenue, West 232nd Street, a line perpendicular to the northerly street line of West 231st Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of West 231st Street and the easterly street line of Independence Avenue, West 231st Street, Independence Avenue, the westerly centerline prolongation of West 230th Street, Palisade Avenue, a line 620 feet southerly of the westerly prolongation of the southerly street line of West 231st Street, the westerly boundary line of Riverdale Park and its southerly and

northerly prolongations, a line 1100 feet southerly of the westerly prolongation of the southerly street line of West 261st Street (straight line portion), and Palisade Avenue, as shown on a diagram (for illustrative purposes only) dated June 6, 2005.

Resolution for adoption scheduling August 24, 2005 for a public hearing.

No. 2

BURKE PLAZA

CD 6

C 050527 HAX

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 871 and 875 East 179th Street (Block 3123, Lots 76 and 77) 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 lots to a developer to be selected by HPD;

to facilitate the development of a 7-story building, tentatively known as Burke Plaza, with approximately 40 dwelling units to be developed under the NYS Division of Housing and Community Renewal's Housing Trust Fund Program.

Resolution for adoption scheduling August 24, 2005 for a public hearing.

BOROUGH OF BROOKLYN

No. 3

BROOKLYN NAVY YARD

CD 2

C 050463 PQK

C 050464 PPK

IN THE MATTER OF applications submitted by the Department of Citywide Administrative Services and the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of privately-owned property (Block 2023, part of Lot 150), and the disposition to the Brooklyn Navy Yard Development Corporation of City-owned properties (Block 2023, parts of Lots 50 and 150) located at the Brooklyn Navy Yard.

Resolution for adoption scheduling August 24, 2005 for a public hearing.

BOROUGH OF MANHATTAN

No. 4

465 BROADWAY PARKING GARAGE

CD 2

C 050220 ZSM

IN THE MATTER an application submitted by WXIV/Broadway Grand Realty, 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 90 spaces on portions of the first floor, cellar and sub-cellar of a proposed 13-story mixed use building on property located at 465 Broadway a.k.a. 40 Mercer Street (Block 474, Lot 38), in M1-5B District.

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

Resolution for adoption scheduling August 24, 2005 for a public hearing.

BOROUGH OF QUEENS

No. 5

HORACE HARDING EXPRESSWAY REZONING

CD 7

C 050190 ZMQ

IN THE MATTER OF an application submitted by Rose Connection pursuant to Sections 197-c and 201 of the New York City **Charter for an amendment of the Zoning Map, Section No. 10b**, establishing within an existing R3-2 District a C2-3 District bounded by the southerly service road of Horace Harding Expressway, a line 100 feet westerly of the southerly prolongation of the westerly street line of Lawrence Street, and a northerly boundary line of Mt. Hebron Cemetery and its westerly prolongation, as shown on a diagram (for illustrative purposes only) dated May 23, 2005.

Resolution for adoption scheduling August 24, 2005 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 6

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.

(On June 22, 2005, Cal. No. 1, the Commission scheduled July 13, 2005 for a public hearing. On July 13, 2005, Cal. No. 21, the hearing was closed.)

For consideration.

No. 7

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.

(On June 22, 2005, Cal. No. 2, the Commission scheduled July 13, 2005 for a public hearing. On July 13, 2005, Cal. No. 22, the hearing was closed.)

For consideration.

No. 8

ACS OFFICE SPACE

CD 11

N 060013 PXX

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter, for use of property located at 1200 Waters Place (Block 4226, lot 70), Bronx.

(On July 15, 2005, the Commission duly advertised July 27, 2005 for a public hearing. On July 27, 2005, Cal. No. 27, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. 9, 10, 11, 12 & 13

270 GREENWICH STREET/SITE 5B

No. 9

CD 1

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.

(On June 22, 2005, Cal. No. 4, the Commission scheduled July 13, 2005 for a public hearing. On July 13, 2005, Cal. No. 24, the hearing was closed.)

For consideration.

No. 10

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.

(On June 22, 2005, Cal. No. 5, the Commission scheduled July 13, 2005 for a public hearing. On July 13, 2005, Cal. No. 25, the hearing was closed.)

For consideration.

No. 11

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

(On June 22, 2005, Cal. No. 6, the Commission scheduled July 13, 2005 for a public hearing. On July 13, 2005, Cal. No. 26, the hearing was closed.)

For consideration.

No. 12

CD 1

N 050428 MEM

IN THE MATTER OF an application, submitted by the New York City Economic Development Corporation and 270 Greenwich Street Associates LLC for an amendment to the City Map involving:

- the extinguishment of a sidewalk easement on Murray Street between West Street and Greenwich Street,

in accordance with Map No. 30218, dated June 2, 2005 and signed by the Borough President.

For consideration.

No. 13

CD 1

N 050431 ZAM

IN THE MATTER OF an application submitted by the Economic Development Corporation and 270 Greenwich Street Associates LLC for **the grant of an authorization** pursuant to Section 13-553 of the Zoning Resolution **to allow a curb cut on Murray Street to provide access to a public parking garage within 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.

For consideration.

BOROUGH OF QUEENS

No. 14

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.

(On June 22, 2005, Cal. No. 8, the Commission scheduled July 13, 2005 for a public hearing. On July 13, 2005, Cal. No. 28, the hearing was closed.)

For consideration.

No. 15

JAMAICA SAVINGS BANK LANDMARK

CD 4

N 060008 HKQ

IN THE MATTER OF a communication dated June 28, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Jamaica Savings Bank, Elmhurst Branch, 89-01 Queens Boulevard (aka 89-01 to 89-11 Queens Boulevard and 89-06 56th Avenue), (portion of Block 1845, Lot 1), by the Landmarks Preservation Commission on June 28th, 2005 (List 365/LP-2173).

For consideration.

BOROUGH OF STATEN ISLAND

No. 16

JOHN DEGROOT HOUSE LANDMARK

CD 1

N 060009 HKR

IN THE MATTER OF a communication dated July 8, 2005 from the Executive Director of the Landmarks Preservation Commission regarding **the landmark designation of The John DeGroot House**, 1674 Richmond Terrace (Block 1274, Lot 25) by the Landmarks Preservation Commission on June 28, 2005 (List 365/LP-2179).

For consideration.

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III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 17

SPENCER STREET/DEKALB AVENUE REZONING

CD 4

C 030276 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Middleland, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 17a changing from an M1-5 District to an R6 District property bounded by a line 50 feet easterly of Spencer Street, a line 100 feet northerly of DeKalb Avenue, Spencer Street, a line 133 feet northerly of De Kalb Avenue, a line midway between Spencer Street and Walworth Street, a line 108 feet northerly of DeKalb Avenue, Walworth Street and DeKalb Avenue**, as shown on a diagram (for illustrative purposes only) dated April 25, 2005.

(On July 27, 2005, Cal. No. 1, the Commission scheduled August 10, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

OCEAN DREAMS

CD 13

C 050393 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Ocean Dreams LLC, pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 28b and 28d, changing from an R5 District to an R6A District** property bounded by Surf Avenue, West 35th Street, the northerly boundary line of Coney Island Beach, and West 37th Street, as shown on a diagram (for illustrative purposes only) dated April 25, 2005.

(On July 27, 2005, Cal. No. 2, the Commission scheduled August 10, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 19

CORNERSTONE SITE 5

CD 10

C 050425 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 108 West 138th Street (Block 2006, Lot 40); 103, 109 and 113 West 138th Street (Block 2007, Lots 22, 24 and 27), and 2373 Adam C. Powell Jr. Blvd. (Block 2007, Lot 62) 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 108 West 138th Street (Block 2006, Lot 40); 109 West 138th Street (Block 2007, Lot 24) and 2373 Adam C. Powell Jr. Boulevard (Block 2007, Lot 62) to a developer selected by HPD;

to facilitate development within five buildings of 40 residential units and retail use, to be developed under HPD's Cornerstone Program.

(On July 27, 2005, Cal. No. 3, the Commission scheduled August 10, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 20

COLLEGE POINT REZONING

CD 7

C 050482 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 7b and 10a:**

- 1. eliminating from an existing R4 District a C1-2 District bounded by** 14th Avenue, College Point Boulevard, 14th Avenue, a line midway between College Point Boulevard and 123rd Street, 20th Avenue, a line midway between 121st Street and College Point Boulevard, 18th Avenue, 121st Street, 14th Road, a line 100 feet westerly of College Point Boulevard, the southerly and easterly boundary line of a park and its northerly prolongation;
- 2. eliminating from an existing R4 District a C2-2 District bounded by:**
 - a.** a line 150 feet northerly of 18th Avenue, 126th Street, a line 150 feet southerly of 18th Avenue, and a line midway between College Point Boulevard and 123rd Street; and
 - b.** 20th Avenue, a line midway between College Point Boulevard and 123rd Street, 22nd Avenue, College Point Boulevard, 23rd Avenue, and a line midway between 121st Street and College Point Boulevard;
- 3. changing from an R3A District to an R2A District property bounded by** 8th Avenue, 119th Street, a line 100 feet northerly of 9th Avenue, College Place, College Point Boulevard, a line 100 feet northerly of 14th Avenue, 121st Street, a line 100 feet southerly of 12th Avenue, 119th Street, a line 200 feet southerly of 12th Avenue, 117th Street, a line 80 feet southerly of 10th Avenue, 115th Street, 9th Avenue, and 117th Street;
- 4. changing from an R3X District to an R2A District property bounded by** a line 100 feet southerly of 23rd Avenue, 128th Street, a line 200 feet southerly of 23rd Avenue, a line 100 feet westerly of 130th Street, 25th Avenue, a line midway between 125th Street and 126th

Street, a line 370 feet southerly of 23rd Avenue, a line midway between 126th Street and 127th Street, a line 205 feet southerly of 23rd Street, and 127th Street;

5. **changing from an R3-2 District to an R2A District property bounded by** a line 100 feet northerly of 5th Avenue, a line 100 feet easterly of 127th Street, a line 150 feet northerly of 6th Avenue, 128th Street and its northerly centerline prolongation, 6th Avenue and its easterly centerline prolongation, a line midway between 129th Street and 130th Street and its northerly prolongation, 9th Avenue, 126th Street, a line 100 feet northerly of 9th Avenue, a line midway between College Point Boulevard and 123rd Street, a line 100 feet southerly of 7th Avenue, 125th Street, 7th Avenue, and a line midway between 126th Street and 127th Street;

6. **changing from an R4 District to an R2A District property bounded by:**
 - a. a line 100 feet southeasterly of Poppenhusen Avenue, 117th Street, 9th Avenue, 115th Street, a line 220 feet northerly of 9th Avenue, and a line midway between 115th Street and 117th Street;

 - b. 12th Avenue, 117th Street, a line 100 feet northerly of 14th Avenue, a line midway between 116th Street and 117th Street, 14th Avenue, and 116th Street;

 - c. 9th Avenue and its westerly centerline prolongation, a westerly boundary line of Powell's Cove Park, a line 100 feet southerly of 9th Avenue and its westerly prolongation, and 128th Street;

 - d. a line 100 feet southerly of 23rd Avenue, a line 100 feet westerly of 130th Street, a line 200 feet southerly of 23rd Avenue, and 128th Street; and

 - e. 25th Avenue, the southerly prolongation of a line midway between 127th Street and 128th Street, a line 100 feet southerly of 25th Avenue, and 125th Street;

7. **changing from an R4-1 District to an R2A District property bounded by:**
 - a. a line 100 feet southerly of 12th Avenue, 121st Street, a line 100 feet northerly of 14th Avenue, a line 125 feet easterly of 120th Street, a line 200 feet southerly of 12th Avenue, and 119th Street;

- b. a line 100 feet southerly of 23rd Avenue, 127th Street, a line 205 feet southerly of 23rd Avenue, and a line midway between 126th Street and 127th Street; and
 - c. a line 100 feet northerly of 25th Avenue, a line midway between 125th Street and 126th Street, 25th Avenue, and 125th Street;
- 8. **changing from an R3-2 District to an R3A District property bounded by** Powell's Cove Boulevard, 126th Street, a line 300 feet northerly of 5th Avenue, a line midway between 126th Street and 127th Street, 7th Avenue, 125th Street, a line 100 feet southerly of 7th Avenue, a line midway between College Point Boulevard and 123rd Street, a line 100 feet northerly of 9th Avenue, College Point Boulevard, a line 125 feet northerly of 6th Avenue, a line midway between College Point Boulevard and 123rd Street and its northerly prolongation, and Lax Avenue;
- 9. **changing from an R4 District to an R3A District property bounded by** Poppenhusen Avenue, College Place, a line 125 feet northerly of 6th Avenue, College Point Boulevard, a line 100 feet northerly of 9th Avenue, College Place, 8th Avenue, a line 100 feet northeasterly of 119th Street, 7th Avenue, and 119th Street;
- 10. **changing from an R3-2 District to an R3-1 District property bounded by** the westerly centerline prolongation of 5th Avenue, the westerly boundary line of Powell's Cove Park, 9th Avenue and its easterly centerline prolongation, a line midway between 129th Street and 130th Street and its northerly prolongation, and 6th Avenue;
- 11. **changing from an R4-1 District to an R4 District property bounded by:**
 - a. 25th Road, 124th Street, a line 100 feet southerly of 25th Road, and 123rd Street; and
 - b. a line 100 feet northerly of 26th Avenue, a line midway between 125th Street and 126th Street, 26th Avenue, and a line midway between 124th Street and 125th Street;
- 12. **changing from an R3-2 District to an R4A District property bounded by** a line 100 feet northerly of 9th Avenue, 126th Street, 9th Avenue, and College Point Boulevard;
- 13. **changing from an R4 District to an R4A District property bounded by:**

- a. a line 100 feet northerly of 9th Avenue, College Point Boulevard, 9th Avenue, 126th Street, a line 100 feet southerly of 9th Avenue, a line midway between 124th Street and 125th Street, 11th Avenue, a line midway between 130th Street and 131st Street, 14th Avenue, 132nd Street, 15th Avenue, 130th Street, 14th Avenue, 126th Street, 20th Avenue, 127th Street, 22nd Avenue, a line midway between College Point Boulevard and 123rd Street, a line perpendicular to the westerly street line of 123rd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123rd Street and the southeasterly street line of 15th Avenue, 123rd Street, 14th Avenue, College Point Boulevard, and College Place;
- b. 14th Avenue, 119th Street, a line 100 feet southerly of 14th Avenue, 121st Street, the southerly boundary line of a park and its westerly prolongation, a line 100 feet westerly of College Point Boulevard, 14th Road, a line midway between 121st Street and College Point Boulevard, 25th Avenue, 120th Street, 23rd Avenue, 119th Street, a line 100 feet southerly of 15th Avenue, 120th Street, 14th Road, and a line midway between 117th Street and 118th Street; and
- c. a line 100 feet southerly of 25th Avenue, the southerly prolongation of a line midway between 127th Street and 128th Street, 25th Avenue, the center line of former 128th Street, the centerline of former 25th Road, 127th Street, a line 100 feet southerly of 25th Road, and a line midway between 125th Street and 126th Street;

14. changing from an R4-1 District to an R4A District property bounded by:

- a. 22nd Avenue, a line midway between 127th Street and 128th Street, 23rd Avenue, 126th Street, a line 370 feet southerly of 23rd Avenue, a line midway between 125th Street and 126th Street, a line 100 feet northerly of 25th Avenue, 125th Street, 25th Avenue, and a line 100 feet westerly of 123rd Street; and
- b. 25th Road, 123rd Street, a line 100 feet southerly of 25th Road, 124th Street, 25th Road, a line midway between 125th Street and 126th Street, a line 100 feet northerly of 26th Avenue, a line midway between

124th Street and 125th Street, 26th Avenue, a line 130 feet easterly of 124th Street, a line 100 feet southerly of 26th Avenue, and a line 100 feet westerly of 123rd Street;

- 15. changing from an M1-1 District to an R4A District property bounded by:**
- a. 11th Avenue, 131st Street, a line 200 feet southerly of 11th Avenue, and a line midway between 130th Street and 131st Street; and
 - b. 14th Road, 119th Street, a line 100 feet southerly of 14th Road, and 118th Street;
- 16. changing from an R3A District to an R4-1 District property bounded by** a line 100 feet northerly of 14th Avenue, College Point Boulevard, 14th Avenue, and 121st Street;
- 17. changing from an R3-2 District to an R4-1 District property bounded by** Lax Avenue, a line midway between College Point Boulevard and 123rd Street and its northerly prolongation, a line 125 feet northerly of 6th Avenue, and College Point Boulevard;
- 18. changing from an R4 District to an R4-1 District property bounded by:**
- a. 5th Avenue, Lax Avenue, College Point Boulevard, a line 125 feet northerly of 6th Avenue, and College Point Boulevard;
 - b. 9th Avenue, 128th Street, a line 100 feet southerly of 9th Avenue and its easterly prolongation, a westerly and southerly boundary line of Powell's Cove Park, the northerly centerline prolongation of 131st Street, 11th Avenue, a line midway between 124th Street and 125th Street, a line 100 feet southerly of 9th Avenue, and 126th Street;
 - c. a line 80 feet southerly of 10th Avenue, 117th Street, 12th Avenue, 116th Street, 14th Avenue, a line midway between 116th Street and 117th Street, a line 100 feet northerly of 14th Avenue, 117th Street, a line 200 feet southerly of 12th Avenue, 119th Street, a line 100 feet northerly of 14th Avenue, 120th Street, 14th Avenue, College Point Boulevard, the southerly boundary line of a park and its easterly and westerly prolongations, 121st Street, a line 100 feet southerly

of 14th Avenue, 119th Street, 14th Avenue, a line midway between 117th Street and 118th Street, 14th Road, 114th Street, 14th Avenue, and 115th Street;

- d. 14th Road, 112th Street, 15th Avenue, and 110th Street; and
 - e. 22nd Avenue, 129th Street, a line 100 feet southerly of 22nd Avenue, a line midway between 128th Street and 129th Street, a line 50 feet northerly of 23rd Avenue, 129th Street, 23rd Avenue, 130th Street, 25th Avenue, a line 100 feet westerly of 130th Street, a line 100 feet southerly of 23rd Avenue, and a line midway between 127th Street and 128th Street;
19. **changing from an M1-1 District to an R4-1 District property bounded by** 14th Avenue, 114th Street, 15th Avenue, 112th Street, 14th Road, and 113th Street;
20. **changing from an M2-1 District to an R4-1 District property bounded by** 14th Avenue, 112th Street, a line 100 feet southerly of 14th Avenue, a line midway between 111th Street and 112th Street, 14th Road, 110th Street, a line 200 feet northerly of 14th Road, and 111th Street;
21. **changing from an R4 District to an R5B District property bounded by:**
- a. 14th Avenue, 123rd Street, a line perpendicular to the westerly street line of 123rd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123rd Street and the southeasterly street line of 15th Avenue, a line midway between College Point Boulevard and 123rd Street, 22nd Avenue, College Point Boulevard, 25th Avenue, a line midway between 121st Street and College Point Boulevard, 14th Road, a line 100 feet westerly of College Point Boulevard, the southerly boundary line of a park and its easterly prolongation, and College Point Boulevard; and
 - b. 25th Road, College Point Boulevard, 28th Avenue, a line perpendicular to the northerly street line of 28th Avenue distant 100 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of 28th Avenue and the southwesterly street line of College Point Boulevard, a line midway between 27th Avenue and 28th

Avenue, a line perpendicular to the southerly street line of 27th Avenue distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 27th Avenue and the southwesterly street line of College Point Boulevard, 27th Avenue, and a line 100 feet westerly of College Point Boulevard (between Graham Court and 26th Avenue) and its northerly and southerly prolongations;

22. **changing from an M2-1 District to an M1-2 District property bounded by** a line 100 feet southerly of 14th Avenue, 112th Street, 14th Road, and a line midway between 111th Street and 112th Street;
23. **establishing within a proposed R4A District a C1-3 District** bounded by 14th Road, a line midway between 121st Street and College Point Boulevard, 18th Avenue, and 121st Street;
24. **establishing within a proposed R5B District a C1-3 District** bounded by 14th Avenue, 123rd Street, a line perpendicular to the westerly street line of 123rd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123rd Street and the southeasterly street line of 15th Avenue, a line midway between College Point Boulevard and 123rd Street, 20th Avenue, a line midway between 121st Street and College Point Boulevard, 14th Road, a line 100 feet westerly of College Point Boulevard, the southerly boundary line of a park and its easterly prolongation, and College Point Boulevard;
25. **establishing within a proposed R4A District a C2-3 District** bounded by a line 100 feet northerly of 18th Avenue, 125th Street, a line 100 feet southerly of 18th Avenue, and a line midway between College Point Boulevard and 123rd Street; and
26. **establishing within a proposed R5B district a C2-3 District** bounded by 20th Avenue, a line midway between College Point Boulevard and 123rd Street, 22nd Avenue, College Point Boulevard, 23rd Avenue, and a line midway between 121st Street and College Point Boulevard;

Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated June 20, 2005, and subject to the conditions of CEQR Declaration E-148.

(On July 27, 2005, Cal. No. 4, the Commission scheduled August 10, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

FAR ROCKAWAY & MOTT CREEK REZONING

CD 14

C 050511 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 31a:**

- 1. changing from an R5 District to an R3X District property bounded by Seagirt Boulevard, the boundary line of the City of New York, the northerly boundary line of a Public Beach, and Beach 4th Street;**
- 2. changing from an R5 District to an R4A District property bounded by Seagirt Boulevard, Beach 4th Street, the northerly boundary line of a Public Beach, and Beach 6th Street and its northerly centerline prolongation;**
- 3. changing from an R3-1 District to an R4-1 District property bounded by Hicksville Road, Reads Lane, a line 100 feet southeasterly of Hicksville Road, the boundary line of the City of New York, Seagrit Boulevard, and Beach 9th Street; and**
- 4. changing from an R5 District to an R4-1 District property bounded by Seagirt Boulevard, the northerly centerline prolongation of Beach 6th Street, Seagirt Avenue, and Beach 9th Street;**

as shown on a diagram (for illustrative purposes only) dated June 20, 2005.

(On July 27, 2005, Cal. No. 5, the Commission scheduled August 10, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

Nos. 22, 23 & 24

STATEN ISLAND COMMERCIAL OVERLAY REZONINGS

No. 22

CD 1

C 050453 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 20c, 20d, 21a, 21b, 21c and 21d:**

- 1. eliminating from an existing R3A District a C1-3 District (diagram 1 of 13) bounded by** a line 100 feet southerly of Grove Avenue, Maple Avenue, a line 150 feet southerly of Grove Avenue, and Faber Street;
- 2. eliminating from an existing R3A District a C1-2 District (diagram 2 of 13) bounded by:**
 - a.** Post Avenue, the southwesterly centerline prolongation of Park Avenue, a line midway between Albion Place and Post Avenue, a line 120 feet northwesterly of Heberton Avenue, Post Avenue, a line 120 feet northwesterly of Heberton Avenue, a line midway between Post Avenue and Palmer Avenue, and a line 100 feet southeasterly of Port Richmond Avenue; and
 - b.** Post Avenue, the southwesterly centerline prolongation of Simonson Avenue, a line midway between Post Avenue and Palmer Avenue, and a line 50 feet southeasterly of Decker Avenue;
- 3. eliminating from an existing R3A District a C2-1 District (diagram 2 of 13) bounded by:**
 - a.** Post Avenue, a line 25 feet northwesterly of Cortlandt Street, a line midway between Post Avenue and Palmer Avenue, and the southwesterly centerline prolongation of Simonson Avenue; and
 - b.** Hurst Street, Dubois Avenue, a line 150 feet southerly of Post Avenue, a line 100 feet westerly of Dubois Avenue, a line 200 feet southwesterly of Hurst Street, and Jewett Avenue;

4. **eliminating from an existing R2 District a C1-1 District (diagram 3 of 13) bounded by** a line 100 feet southerly of Castleton Avenue, Bard Avenue, a line 200 feet southerly of Castleton Avenue, and North Mada Avenue;
5. **eliminating from an existing R3X District a C1-1 District (diagram 3 of 13) bounded by:**
 - a. a line 200 feet northerly of Castleton Avenue, Davis Avenue, a line 100 feet northerly of Castleton Avenue, and Bement Avenue;
 - b. a line 100 feet southerly of Castleton Avenue, North Mada Avenue, a line 200 feet southerly of Castleton Avenue, and Bement Avenue; and
 - c. a line 100 feet southerly of Castleton Avenue, a line midway between Hoyt Avenue and Bard Avenue, a line 200 feet southerly of Castleton Avenue, and Bard Avenue;
6. **eliminating from an existing R2 District a C1-2 District (diagram 3 of 13) bounded by** a line 110 feet northerly of Alban Street, a line 150 feet easterly of Davis Avenue, Alban Street, and a line 125 feet easterly of Davis Avenue;
7. **eliminating from an existing R3X District a C1-2 District (diagram 3 of 13) bounded by** Henderson Avenue, a line 150 feet easterly of Davis Avenue, a line 110 feet northerly of Alban Street, a line 125 feet easterly of Davis Avenue, Alban Street, Davis Avenue, a line 125 feet northerly of Alban Street, and a line 100 feet easterly of Davis Avenue (straight line portion);
8. **eliminating from an existing R3X District a C1-2 District (diagram 4 of 13) bounded by** West Buchanan Street, a line 150 feet easterly of Lafayette Avenue, Cassidy Place, and Lafayette Avenue;
9. **eliminating from an existing R3A District a C2-2 District (diagram 5 of 13) bounded by** Richmond Terrace, a line 40 feet northwesterly of Nicholas Street, a line 100 feet southerly of Richmond Terrace, and a line 150 feet northwesterly of Nicholas Street;
10. **eliminating from an existing R3A District a C2-1 District (diagram 6 of 13) bounded by** the northwesterly centerline prolongation of Seymour Avenue, Port Richmond Avenue, a line 150 feet northerly of Port Richmond Avenue, and Van Riper Street and its northerly centerline prolongation;
11. **eliminating from an existing R3X District a C2-1 District (diagram 7 of 13) bounded by** a perpendicular to the westerly street line of Jewett Avenue distant 225 feet northerly from the point of intersection of the westerly street line of Jewett Avenue and the northeasterly street line of Veltman Avenue, Jewett Avenue, Veltman Avenue, a line 150 feet southeasterly of Ordell Avenue, and a line 100 feet westerly of Jewett Avenue;

12. **eliminating from an existing R2 District a C1-2 District (diagram 8 of 13) bounded by** a line 150 feet northerly of Forest Avenue, Walbroke Avenue, a line 100 feet northerly of Forest Avenue, and Kissel Avenue;
13. **eliminating from an existing R3X District a C1-1 District (diagram 8 of 13) bounded by:**
- a. a line 200 feet northerly of Forest Avenue, Pelton Avenue, a line 100 feet northerly of Forest Avenue, and Bement Avenue;
 - b. a line 200 feet northerly of Forest Avenue, Bard Avenue, a line 125 feet northerly of Forest Avenue, and North Mada Avenue;
 - c. a line 200 feet northerly of Forest Avenue, Kissel Avenue, a line 100 feet northerly of Forest Avenue, and Hoyt Avenue; and
 - d. a line 100 feet southerly of Forest Avenue, Bard Avenue, Forest Avenue, City Boulevard, a line 100 feet southerly of Forest Avenue, Metropolitan Avenue, Dana Street, City Boulevard, a line 200 feet southerly of Forest Avenue, and Bement Avenue;
14. **eliminating from an existing R3X District a C1-2 District (diagram 8 of 13) bounded by** a line 100 feet southerly of Forest Avenue, Oakwood Avenue, and a line 150 feet southerly of Forest Avenue, and Metropolitan Avenue;
15. **eliminating from an existing R3X District a C1-1 District (diagram 9 of 13) bounded by:**
- a. a line 100 feet southerly of Watchogue Road, Cheves Avenue, Ruth Street and its easterly centerline prolongation, and Livermore Avenue; and
 - b. a line midway between Leonard Avenue and Waters Avenue, Jewett Avenue, Waters Avenue, and the northerly prolongation of the easterly street line of Dakota Place;
16. **eliminating from an existing R3X District a C1-2 District (diagram 9 of 13) bounded by** Watchogue Road, a line 200 feet northwesterly of the northwesterly street line of Frederick Street, a line 150 feet southwesterly of Watchogue Road, and a line 300 feet northwesterly of the northwesterly street line of Frederick Street;
17. **eliminating from an existing R2 District a C1-2 District (diagram 10 of 13) bounded by** Drake Avenue, a line 150 feet easterly of Manor Road, Rice Avenue, a line 100 feet easterly of Manor Road, Utter Avenue, Manor Road, a line 100 feet southerly of Drake Avenue, and a line 100 feet easterly of Manor Road;

18. **eliminating from an existing R3X District a C1-2 District (diagram 10 of 13) bounded by** College Avenue, Manor Road, Maine Avenue, a line 100 feet westerly of Manor Road, Merriman Avenue, a line 150 feet westerly of Manor Road, Maine Avenue, and Delaware Place;
19. **eliminating from an existing R3-1 District a C1-1 District (diagram 11 of 13) bounded by** a line 200 feet northerly of Victory Boulevard, Hodges Place, a line 100 feet northerly of Victory Boulevard, and a line 110 feet westerly of Winthrop Place;
20. **eliminating from an existing R2 District a C2-1 District (diagram 12 of 13) bounded by** Victory Boulevard, Seneca Avenue, a line 150 feet southeasterly of Victory Boulevard, and Logan Avenue; and
21. **eliminating from an existing R3A District a C1-1 District (diagram 13 of 13) bounded by:**
 - a. St. Mary's Avenue, a line 150 feet southwesterly of Tompkins Avenue, Hylan Boulevard, Vaughan Street, Clifton Avenue, and a line 200 feet southwesterly of Tompkins Avenue; and
 - b. St. Mary's Avenue, a line 200 feet northeasterly of Tompkins Avenue, Clifton Avenue, and a line 135 feet northeasterly of Tompkins Avenue;

partially within the Special Hillside Preservation District, as shown on diagrams 1 through 13 (for illustrative purposes only) dated May 23, 2005.

(On July 27, 2005, Cal. No. 6, the Commission scheduled August 10, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 2

C 050454 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning Pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 27a and 27b:**

1. **eliminating from an existing R3-1 District a C1-1 District (diagram 1 of 4) bounded by:**
 - a. Willowbrook Road, a line 120 feet westerly of Bradley Avenue, a line 200 Feet southerly of Willowbrook Road, and Roosevelt Avenue; and
 - b. Bradley Avenue, a line 120 Feet southerly of Holden Boulevard, a line 115 Feet easterly of Bradley Avenue, a line 60 feet southerly of Holden Boulevard, Wellbrook Avenue, and a line 200 feet southerly of Holden Boulevard;
2. **eliminating from an existing R3-1 District a C1-1 District (diagram 2 of 4) bounded by** Colfax Avenue, a line 200 feet southeasterly of Richmond Road, Lincoln Avenue, and a line 150 feet southeasterly of Richmond Road;
3. **eliminating from an existing R1-2 District a C1-1 District (diagram 3 of 4) Bounded by** the northwesterly street line prolongation of Garretson Avenue, a line 310 feet northerly of Four Corners Road, and a line 200 feet westerly of Richmond Road; and
4. **eliminating from an existing R3-1 District a C2-1 District (diagram 4 of 4) Bounded by** 4th Street, a line 50 feet southwestery of Rose Avenue, a line 75 feet northwestery of New Dorp Plaza, and a line 100 feet northeasterly of Ross Avenue;

partially within a Special Natural Area District (NA-1), as shown on diagrams 1 through 4 (for illustrative purposes only) dated May 23, 2005.

(On July 27, 2005, Cal. No. 7, the Commission scheduled August 10, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 3

C 050455 ZMR

PUBLIC HEARING:

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

1. **eliminating from an existing R3A District a C2-1 District (diagram 1 of 3)**

bounded by:

- a. a centerline of the New York City Railroad Right-of-Way (SIRTOA), a line 75 feet southwesterly of Tracy Avenue, Arthur Kill Road, a line 220 feet northeasterly of Johnson Avenue, a line 180 feet northwesterly of Arthur Kill Road, Johnson Avenue, Arthur Kill Road, a line 145 feet northeasterly of Main Street, a line 180 feet northwesterly of Arthur Kill Road, Main Street, Utah Street, and Johnson Avenue and its northwesterly centerline prolongation;
 - b. Arthur Kill Road, Main Street, a line 100 feet southeasterly of Arthur Kill Road, a line midway between Main Street and Tyrrell Street and its southeasterly prolongation, the centerline of former Betty Place, the centerline of former Chelsea Street, a line 300 feet northwesterly of Craig Avenue, Main Street, a line 370 feet southeasterly of Arthur Kill Road, and a line 200 feet southwesterly of Main Street;
 - c. a line 150 feet northwesterly of Amboy Road, a line 70 feet southwesterly of Johnson Avenue, Amboy Road, Brighton Street, a line 150 feet southeasterly of Amboy Road, Chelsea Street, and the centerline of former Chelsea Street;
 - d. Amboy Road, Main Street, a line 150 feet southeasterly of Amboy Road, and Swinnerton Street; and
 - e. Amboy Road, Sleight Avenue, a line 150 feet southeasterly of Amboy Road, and Yetman Avenue;
- 2. eliminating from an existing R3A District a C1-1 District (diagram 1 of 3) bounded by:**
- a. a line 200 feet northwesterly of Amboy Road, Wood Avenue, Amboy Road and Lee Avenue;and
 - b. a line 200 feet northwesterly of Amboy Road, Brehaut Avenue, a line 125 feet northwesterly of Amboy Road, Barnard Avenue, Amboy Road, a line 200 feet southwesterly of Brehaut Avenue, the northerly street line of former DeWitt Street and its southwesterly prolongation, Sprague Avenue, a line 200 feet southeasterly of Amboy Road, a line 470 feet northeasterly of Sleight Avenue, Amboy Road, and Fisher Avenue;
- 3. eliminating from an existing R3X District a C1-1 District (diagram 2 of 3) bounded by** a line 150 feet southerly of Amboy Road, Sharrott Avenue, Penton Street, a line 100 feet westerly of Sharrott Avenue, a line 200 feet southerly of Penton Street, Sharrott Avenue, Bedell Street, Gilbert Place, Penton Street, and a line 175 feet southeasterly of Amboy Road;

4. **eliminating from an existing R3A District a C1-1 District (diagram 3 of 3) bounded by** Driggs Street, a line 100 feet southwesterly of Nelson Avenue, a line 100 feet northwesterly of Hylan Boulevard, and a line 200 feet southwesterly of Nelson Avenue; and
5. **eliminating from an existing R3-1 District a C1-1 District (diagram 3 of 3) bounded by:**
 - a. a line 125 feet southeasterly of Florence Street, a line midway between Tarlee Place and Nelson Avenue, a line 175 feet northwesterly of Hylan Boulevard, and a line 15 feet northeasterly of Nelson Avenue; and
 - b. a line 120 feet southeasterly of Hylan Boulevard, Nelson Avenue, Sweetwater Avenue, and Wiman Avenue;

within the Special South Richmond Development District, as shown on diagrams 1 through 4 (for illustrative purposes only) dated May 23, 2005.

(On July 27, 2005, Cal. No. 8, the Commission scheduled August 10, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

VETERANS ROAD SHOPPING CENTER

CD 3

C 030399ZSR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Guido Passarelli pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-922 of the Zoning Resolution **to allow the development of certain large retail establishments (Use Group 6 and 10A) with no limitation on floor area on property bounded by Veterans Road West, Tyrellan Avenue, Richmond Parkway and West Shore Parkway** (Block 7511, Lots 1, 19, 21, 23 & 30 {Tentative Lot 1}), in an M1-1 District, within the Special South Richmond Development 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 July 27, 2005, Cal. No. 9, the Commission scheduled August 10, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

IV. 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 <small>INDEPENDENCE DAY</small>	5	6	7	8	9	
	10	11 <small>REVIEW SESSION</small>	12	13 <small>CPC PUBLIC MEETING</small>	14	15	16	
	17	18	19	20	21	22	23	
	24 31	25 <small>REVIEW SESSION</small>	26	27 <small>CPC PUBLIC MEETING</small>	28	29	30	
AUGUST		1	2	3	4	5	6	
	7	8 <small>REVIEW SESSION</small>	9	10 <small>CPC PUBLIC MEETING</small>	11	12	13	
	14	15	16	17	18	19	20	
	21	22 <small>REVIEW SESSION</small>	23	24 <small>CPC PUBLIC MEETING</small>	25	26	27	
28	29	30	31					
SEPTEMBER					1	2	3	
	4	5 <small>LABOR DAY</small>	6	7	8	9	10	
	11	12 <small>REVIEW SESSION</small>	13	14 <small>CPC PUBLIC MEETING</small>	15	16	17	
	18	19	20	21	22	23	24	
25	26 <small>REVIEW SESSION</small>	27	28 <small>CPC PUBLIC MEETING</small>	29	30			
OCTOBER	2	3	4 <small>ROSH HASHANAH</small>	5	6	7	8 1	
	9	10 <small>COLUMBUS DAY OBSERVED</small>	11	12	13	14	15	
	16	17 <small>REVIEW SESSION</small>	18	19 <small>CPC PUBLIC MEETING</small>	20	21	22	
	23	24	25	26	27	28	29	
	30	31 <small>REVIEW SESSION</small>						
NOVEMBER			1 <small>CPC PUBLIC MEETING</small>	2	3	4	5	
	6	7	8	9	10	11	12	
	13	14 <small>REVIEW SESSION</small>	15 <small>ELECTION DAY</small>	16 <small>CPC PUBLIC MEETING</small>	17	18	19	
	20	21	22	23	24	25	26	
	27	28	29	30 <small>THANKSGIVING</small>				
DECEMBER					1	2	3	
	4	5 <small>REVIEW SESSION</small>	6	7 <small>CPC PUBLIC MEETING</small>	8	9	10	
	11	12	13	14	15	16	17	
	18	19 <small>REVIEW SESSION</small>	20	21 <small>CPC PUBLIC MEETING</small>	22	23	24	
	25 <small>CHRISTMAS</small>	26 <small>KWANZAA HANUKKAH</small>	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.*