

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, AUGUST 13, 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 030534 HAX	6	Scheduled to be Heard 8/27/03	18	C 030131 ZSM	2	Hearing Closed
2	C 030126 PQK	1	“ ”	19	N 040007 HKM	2	“ ”
3	C 030313 PPK	1	“ ”	20	N 040023 HAM	11	“ ”
4	C 030176 ZSM	7	“ ”	21	C 030467 ZMX	10	“ ”
5	N 030404 ZRM	7	“ ”	22	N 030468 ZRX	10	“ ”
6	C 020028 ZSR	3	“ ”	23	C 030288 MMX	7	Withdrawn
7	C 030251 PCQ	2	Hearing Closed	24	C 030442 PCX	7,8	“ ”
8	C 030127 PQK	16	“ ”	25	C 030443 MLX	7	“ ”
9	C 030299 HUK	3	“ ”		N O T I C E	7	“ ”
10	C 030300 ZMK	3	“ ”	26	C 030329 PCX	4	Favorable Report Adopted
11	C 030301 HDK	3	“ ”	27	C 030394 ZSM	3	“ ”
12	C 030474 HAK	16	“ ”	28	N 030551 HKM	9	Forward Rep't to City Council
13	C 030436 ZMM	9, 10	“ ”	29	N 030552 HKM	5	“ ”
14	C 030192 ZSM	5	“ ”	30	N 030250 ZAM	6	Authorization Approved
15	C 030475 HUM	11	“ ”	31	N 010603 ZAR	2	“ ”
16	C 030441 HAM	11	“ ”	32	N 030554 ZAR	1	“ ”
17	C 030479 HAM	11	“ ”	33	N 030447 RAR	3	“ ”

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

MEETING ADJOURNED AT: 2:05 P.M.

Note: Commissioner Garvin was not present for the votes.



**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
**of**  
**The City of New York**  
—————  
**CITY PLANNING COMMISSION**  
—————  
**WEDNESDAY, AUGUST 13, 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. 15]**

**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](http://nyc.gov/planning)**

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**CITY PLANNING COMMISSION**

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GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

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

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

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**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, AUGUST 13, 2003**

Roll Call; approval of minutes .....	1
I. Scheduling of August 27, 2003 .....	1
II. Public Hearings .....	6
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**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 27, 2003 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

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**GENERAL INFORMATION**

**HOW TO PARTICIPATE:**

**Signing up to speak:** Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials 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: \_\_\_\_\_

**AUGUST 13, 2003**

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**APPROVAL OF MINUTES OF Regular Meeting and  
Supplemental Calendar of July 23, 2003**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, AUGUST 27, 2003  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

**CD 6**

**C 030534 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 1976 and 1982 Honeywell Avenue, 906 and 912 East 178<sup>th</sup> Street, and 1987, 1981-85 and 1979 Daly Avenue (Block 3121, Lots 38, 40, 42, 46, 49, 51 and 52), 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 New York City Charter for the disposition of city-owned property located at 912 East 178<sup>th</sup> Street, 1987, 1981-85 and 1979 Daly Avenue (Block 3121, Lots 46, 49, 51 and 52), to a developer selected by HPD;

to facilitate construction of a six story building tentatively known as Honeywell Avenue Apartments, with approximately 79 units of housing.

**Resolution for adoption scheduling August 27, 2003 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 2**

**CD 1**

**C 030126 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 175 Moore Street (Block 3100, Lot 78), Brooklyn, for continued use as a day care center.

**Resolution for adoption scheduling August 27, 2003 for a public hearing.**

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**No. 3**

**CD 1**

**C 030313 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 **the disposition** to the Economic Development Corporation of **one (1) city-owned property**, located in a portion of the former bed of Scholes Street at English Kills, (Block 2962, Lot 999), pursuant to zoning.

**Resolution for adoption scheduling August 27, 2003 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 4**

**CD 7**

**C 030176 ZSM**

**IN THE MATTER OF** an application submitted by New Amsterdam Associates 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 185 spaces including 93 accessory spaces on portions of the ground floor, cellar and sub-cellar and to allow up to 8,521 square feet of floor area on the ground floor below a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), in an existing mixed use building on property located at 721/739 Amsterdam Avenue** (Block 1226, Lot 1), in a C2-8 District, within a Large-Scale Residential Development.

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 27, 2003 for a public hearing.**

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**No. 5**

**CD 7**

**N 030404 ZRM**

**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 to the Zoning Resolution of the City of New York relating to Article VII, Chapter 8 (Large Scale Residential Developments) to modify the ownership provisions of Section 78-06 to allow modifications of Residential Large Scale authorizations or special permits granted in connection with expired Urban Renewal Plans.

Matter in Underline is new, to be added;

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

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

\*\*\*

**78-06**

**Ownership**

Except as otherwise provided in this Section, any #large-scale residential development# for which application is made for an authorization or special permit in accordance with the provisions of this Chapter shall be on a tract of land that at the time of application is all under the control of the applicant(s) as the owner(s) or holder(s) of a written option to purchase. No authorization or special permit shall be granted for such #development# unless the applicant(s) acquired actual ownership (single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #development#) of, or executed a binding sales contract for, all of the property comprising such tract.

When a #development# is part or all of a designated urban renewal project, the City's urban renewal agency, or a person authorized by such agency, may make application for and be granted authorizations or special permits under the provisions of this Chapter, even though such #large-scale residential development# does not meet the ownership

requirements set forth elsewhere in this Section. All parcels comprising such #large-scale residential development# shall be within the designated urban renewal area and subject to the urban renewal controls set forth in the approved urban renewal plan. In the event that the urban renewal plan has expired, the owner(s) of a vacant parcel(s) within such #large scale residential development#, if located in a former urban renewal area listed below, may make application for and be granted modifications of authorizations or special permits previously granted under the provisions of this chapter with respect to such parcel(s), provided that such modification does not seek: (i) the distribution of #floor area# from any #zoning lot# not included within such parcel(s); or (ii) to increase the total allowable #floor area# on any #zoning lot# included within such parcel(s) beyond the amount permitted by the applicable district regulations. Such modifications may include the withdrawal of such parcels from the boundaries of the #large scale residential development#, provided that such modification would not create a non-compliance within the #large scale residential development#.

West Side Urban Renewal Area - Community District #7 Manhattan

When a #residential large-scale development# is to be #developed# or #enlarged# through assemblage by any other governmental agency, or its agent, having the power of condemnation, authorizations or special permits may be applied for and granted under the provisions of this Chapter, even though such #large-scale residential development# does not meet the ownership requirements set forth elsewhere in this Section.

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**Resolution for adoption scheduling August 27, 2003 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 6**

**CD 3**

**C 020028 ZSR**

**IN THE MATTER OF** an application submitted by Isaac Yomtovian 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 regulations of Section 107-69 (Residential Uses in Area M) to allow the development of a 4-story 130-unit multiple dwelling on a zoning lot with a designated landmark located southeasterly of Arthur Kill**

**Road approximately 396 feet southwesterly of Englewood Avenue** (Block 7465, Lots 114, 115 and 126), in an M1-1 District, within the Special South Richmond Development District (Area M).

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 27, 2003 for a public hearing.**

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## II. PUBLIC HEARINGS

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### BOROUGH OF QUEENS

No. 7

CD 2

C 030251 PCQ

#### **PUBLIC HEARING:**

**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 30<sup>th</sup> Street (Block 291, Lot 15 ), Queens, for use as a warehouse facility.

(On July 23, 2003, Cal. No. 17, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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### BOROUGH OF BROOKLYN

No. 8

CD 16

C 030127 PQK

#### **PUBLIC HEARING:**

**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.

(On July 13, 2003, Cal. No. 6, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 9, 10, and 11**

**Applications for the 2<sup>nd</sup> 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. 9**

**CD 3**

**C 030299 HUK**

**PUBLIC HEARING:**

**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.

(On July 23, 2003, Cal. No. 7, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 10**

**CD 3**

**C030300 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 17a:**

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

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

(On July 23, 2003, Cal. No. 8, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 11**

**CD 3**

**C 030301 HDK**

**PUBLIC HEARING:**

**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.

(On July 23, 2003, Cal. No. 9, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 12**

**CD 16**

**C 030474 HAK**

**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 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 .

(On July 23, 2003, Cal. No. 10, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 13**

**CDs 9, 10**

**C 030436 ZMM**

**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. 5c,5d,6a and 6b:**

- 1. changing from an R7-2 District to an R7A District property bounded by:**
  - a. West 111<sup>th</sup> Street, a line 100 feet westerly of Frederick Douglass Boulevard, a line 100 feet west of St. Nicholas Avenue, West 122<sup>nd</sup> Street, Manhattan Avenue, West 120<sup>th</sup> Street, a line 100 feet easterly of Morningside Avenue, West 115<sup>th</sup> Street, Manhattan Avenue, West 114<sup>th</sup> Street, Morningside Avenue, and Manhattan Avenue; and
  - b. West 111<sup>th</sup> Street, a line 100 feet westerly of Adam Clayton Powell Jr. Boulevard, West 123<sup>rd</sup> Street, a line 200 feet westerly of Adam Clayton Powell Jr. Boulevard, a line midway between West 123<sup>rd</sup> Street and West 124<sup>th</sup> Street, a line 100 feet easterly of Frederick Douglass Boulevard, a line 100 feet east of St. Nicholas Avenue, West 120<sup>th</sup> 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 120<sup>th</sup> Street, Manhattan Avenue, a line midway between West 123<sup>rd</sup> Street and West 124<sup>th</sup> 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 111<sup>th</sup> Street and its westerly prolongation, Adam Clayton Powell Jr. Boulevard, West 111<sup>th</sup> Street, a line 100 feet easterly of Frederick Douglass Boulevard, 120<sup>th</sup> Street, a line 100 feet east of St. Nicholas Avenue, a line 100 feet easterly of Frederick Douglass Boulevard, a line midway between West 123<sup>rd</sup> Street and West 124<sup>th</sup> Street, Frederick Douglass Boulevard, West 122<sup>nd</sup> Street, St. Nicholas Avenue, a line midway between West 123<sup>rd</sup> Street and West 124<sup>th</sup> Street, Manhattan Avenue, West 122<sup>nd</sup> Street, a line 100 feet west of St. Nicholas Avenue, a line 100 feet westerly of Frederick Douglass Boulevard, West 111<sup>th</sup> 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 123<sup>rd</sup> Street and West 124<sup>th</sup> Street, St. Nicholas Avenue, Hancock Place, West 124<sup>th</sup> 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 111<sup>th</sup> Street and its westerly prolongation, and the southerly center line prolongation of Frederick Douglass Boulevard; and
  - b. West 114<sup>th</sup> Street, Manhattan Avenue, West 115<sup>th</sup> Street, a line 100 feet easterly of Morningside Avenue, West 124<sup>th</sup> Street, and Morningside Avenue ;
6. **changing from a C4-4 District to a C4-4D District property bounded by** West 122<sup>nd</sup> Street, Frederick Douglass Boulevard, a line midway between West 123<sup>rd</sup> Street and West 124<sup>th</sup> Street, a line 175 feet westerly of Frederick Douglass Boulevard, West 124<sup>th</sup> 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 115<sup>th</sup> Street and West 116<sup>th</sup> Street, a line 100 feet westerly of Frederick Douglass Boulevard, a line midway between West 116<sup>th</sup> Street and West 117<sup>th</sup> 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.

(On July 23, 2003, Cal. No. 11, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 14**

**CD 5**

**C 030192 ZSM**

**PUBLIC HEARING:**

**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 42<sup>nd</sup> 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.

(On July 23, 2003, Cal. No. 12, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 15 and 16**

**(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)**

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**No. 15**

**CD 11**

**C 030475 HUM**

**PUBLIC HEARING:**

**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.

(On July 23, 2003, Cal. No. 13, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 16**

**CD 11**

**C 030441 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 91-93 East 116<sup>th</sup> Street; 1648-50 Park Avenue; and 66-72 East 117<sup>th</sup> 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.

(On July 13, 2003, Cal. No. 14, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 17**

**CD 11**

**C 030479 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 249 East 105<sup>th</sup> Street (Block 1655, Lot 19), as an Urban Development Action Area;
  - b) an Urban Development Action Area Project for such area; and
- 3) 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.

(On July 23, 2003, Cal. No. 15, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 18**

**CD 2**

**C 030131 ZSM**

**PUBLIC HEARING:**

**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.

(On July 23, 2003, Cal. No. 16, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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*(Public Hearing pursuant to Section 3020.8(a)(b)  
of the City Charter concerning the Designation of the  
Noho East Historic District)*

**No. 19**

**CD 2**

**N 040007 HKM**

**PUBLIC HEARING:**

**IN THE MATTER OF** a communication dated July 3, 2003, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the NoHo East Historic District generally bounded by a line beginning at a point in the western curblineline of the Bowery at the northwest corner of the Bowery and Bleecker Street, southerly across Bleecker Street to a point formed by the intersection of the western curblineline of the Bowery and the southerly property line of 300 Bowery, westerly along the southern property line of 300 Bowery, southerly along the eastern property line of 290 Elizabeth Street, westerly along the southern property line of 290 Elizabeth Street, southerly along the eastern property line of 288 Elizabeth Street, westerly along the southern property line of 288 Elizabeth Street to the eastern curblineline of Elizabeth Street, northerly along said curblineline to a point in the curblineline formed by its intersection with a line extending easterly from the southern property line of 309-311 Elizabeth Street (aka 18-24 Bleecker Street), westerly across Elizabeth Street; westerly along the southern property line of 309-311 Elizabeth Street (aka 18-24 Bleecker Street), southerly along the eastern property lines of 314-316 and 308-312 Mott Street, westerly along the southern property line of 308-312 Mott Street, westerly across Mott Street, westerly along the southern property line of 307-309 Mott Street, northerly along the western property lines of 307-309 Mott Street and 32-36 Bleecker Street (aka 311-321 Mott Street), northerly across Bleecker Street to the northern curblineline of Bleecker Street, westerly along said curblineline to a point formed by its intersection with the western property line of 43-49 Bleecker Street, northerly along the western property line of 43-49 Bleecker Street, easterly along the northern property lines of 43-49 and 41 Bleecker Streets, easterly across Jones Alley, easterly along the northern property lines of 33-37, 27-31, 25, 21-23, 17-19, 15, 13, 11, 9, and 7 Bleecker Street, southerly along the eastern property line of 7 Bleecker Street, easterly along the northern property line of 3-5 Bleecker Street (aka 324 Bowery) to the western curblineline of the Bowery, southerly along said curblineline to the point of the beginning, by the Landmarks Preservation Commission on June 24, 2003 (List No. 348, LP 2129).

(On July 31, 2003, the Commission duly advertised August 13, 2003 for a public hearing.)

**Close the hearing.**

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**No. 20**

**CD 11**

**N 040023 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) an Urban Development Action Area Project located at 326-330 East 116<sup>th</sup> Street (Block 1687, Lot 38) on property previously designated as an Urban Development Action Area

to facilitate construction of a development, tentatively known as Flora Vista Supportive Housing, with 20 units of rental housing for formerly homeless persons of low income with special needs, to be developed under the New York State Homeless Housing Assistance program.

(On July 23, 2003, Supplemental Cal. No. 1, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF THE BRONX**

**Nos. 21 and 22**

**(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. 21**

**CD 10**

**C 030467 ZMX**

**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. 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.

(On July 23, 2003, Cal. No. 4, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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CD 10

N 030468 ZRX

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article 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**

\* \* \*

~~142-42~~ 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

\* \* \*

(On July 23, 2003, Cal. No. 5, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 23, 24, and 25 have been withdrawn from this weeks calendar**

**(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. 23**

**CD 7**

**C 030288 MMX**

**PUBLIC HEARING:**

**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.

(On July 23, 2003, Cal. No. 1, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 24**

**CD 7 and 8**

**C 030442 PCX**

**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**

- **the site selection and acquisition of property** located at West Fordham Road, Landing Road, Exterior Street, the Major Deegan Expressway, West 225<sup>th</sup> 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 <sup>th</sup> Street, CD 7
3219	115	120 West 190 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> Street, CD 8
3249	176	155 West 195 <sup>th</sup> 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 <sup>th</sup> Street, CD 8
3249	120	125 West 195 <sup>th</sup> Street, CD 8
3249	118	2751 Claflin Avenue, CD 8
3249	149	2807 Claflin Avenue, CD 8
3249	88	116 West 197 <sup>th</sup> 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 <sup>th</sup> Street, CD 8
3250	53	123 West 197 <sup>th</sup> Street, CD 8
3250	54	125 West 197 <sup>th</sup> Street, CD 8
3250	55	127 West 197 <sup>th</sup> Street, CD 8
3250	56	129 West 197 <sup>th</sup> Street, CD 8
3250	57	131 West 197 <sup>th</sup> Street, CD 8
3250	58	133 West 197 <sup>th</sup> 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 <sup>th</sup> 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

(On July 23, 2003, Cal. No. 2, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 25**

**CD 7**

**C 030443 MLX**

**PUBLIC HEARING:**

**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.

(On July 23, 2003, Cal. No. 3, the Commission scheduled August 13, 2003 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**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 207<sup>th</sup> 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.**

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### III. REPORTS

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#### BOROUGH OF THE BRONX

##### No. 26

CD 4

C 030329 PCX

**IN THE MATTER OF** an application submitted by the Bronx Museum of the Arts, the Department of Cultural Affairs, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 1044-1048 Grand Concourse and 59 Carroll Place (Block 2462, lots 6, 7, 8, and 22) for an expansion of a museum.

(On June 18, 2003, Cal. No. 1, the Commission scheduled July 2, 2003 for a public hearing. On July 2, 2003, Cal. No. 6, the hearing was closed.)

**For consideration.**

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#### BOROUGH OF MANHATTAN

##### No. 27

CD 3

C 030394 ZSM

**IN THE MATTER OF** an application submitted by the Police Department pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution to allow a police station to be located at 321 East 5<sup>th</sup> Street** (Block 447, Lot 47), in an R7-2 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 18, 2003, Cal. No. 2, the Commission scheduled July 2, 2003 for a public hearing. On July 2, 2003, Cal. No. 7, the hearing was closed.)

**For consideration.**

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*(Report pursuant to Section 3020.8(b)  
of the City Charter concerning the landmark designation  
of the Cathedral Church of St. John the Divine)*

**No. 28**

**CD 9**

**N 030551 HKM**

**IN THE MATTER OF** a communication dated June 27, 2003, from the Executive Director of the Landmarks Preservation Commission regarding **the landmark designation of The Cathedral Church of St. John the Divine**, 1047 Amsterdam Avenue, aka 1021 Amsterdam Avenue, 1061 Amsterdam Avenue, 419 West 110<sup>th</sup> Street (Block 1865, p/o Lot 1), by the Landmarks Preservation Commission on June 17, 2003 (List No. 347/LP-2127).

**For consideration.**

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*(Report pursuant to Section 3020.8(b)  
of the City Charter concerning the landmark designation  
of the (Former) L.P. Hollander & Company Building)*

**No. 29**

**CD 5**

**N 030552 HKM**

**IN THE MATTER OF** a communication dated June 27, 2003, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the (Former) L.P. Hollander & Company Building, 3 East 57<sup>th</sup> Street (Block 1293, Lot 5), by the Landmarks Preservation Commission on June 17, 2003 (List No. 347/ LP-2124).

**For consideration.**

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**No. 30**

**CD 6**

**N 030250 ZAM**

**IN THE MATTER OF** an application submitted by Dag Hammarskjold Tower Condominium for **the grant of an authorization** pursuant to Section 37-06 of the Zoning Resolution **to allow the closing during certain nighttime hours of an existing residential plaza on property located 240 East 47<sup>th</sup> Street** (Block 1320, Lots 1001-1213, 1215-1250, and 2).

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.**

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**BOROUGH OF STATEN ISLAND**

**No. 31**

**CD 2**

**N 010603 ZAR**

**IN THE MATTER OF** an application submitted by Richard and Michele Paulino for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution involving the modification of existing topography **to allow construction of a single-family residence and in-ground swimming pool at 301 St. Andrews Road (Block 2273, Lot 35) in an R1-2 zoning district within the Special Natural Area District (NA-1).**

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

**For consideration.**

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**No. 32**

**CD 1**

**N 030554 ZAR**

**IN THE MATTER OF** an application submitted by the NYC Department of Design and Construction **for the grant of an authorization** pursuant to Section 119-319 of the Zoning Resolution involving site alteration, the construction of new park-related facilities and improvements to existing park-related facilities within public parks, **to allow the construction of a one story connector building on a property located at 1000 Richmond**

**Terrace (Snug Harbor Cultural Center) (Block 76, Lot 1) in an R3-2 district within the Special Hillside Preservation District.**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6<sup>th</sup> Floor, Staten Island, New York 10301.

**For consideration.**

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**No. 33**

**CD 3**

**N 030447 RAR**

**IN THE MATTER OF** an application submitted by Tommy John Development Corp., **for the grant of an authorization** pursuant to Section 107-68 of the Zoning Resolution for the modification of the size of an accessory group parking facility **to facilitate the development of a 16,675 square feet retail establishment at Arthur Kill Road (Block 5533, Lot 127) within the Special South Richmond Development District.**

Plan for the 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, Suite 603, 6<sup>th</sup> Floor, Staten Island, New York, 10301

**For consideration.**

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**No. 34**

**CD 1**

**N 010064 ZAR**

**IN THE MATTER OF** an application submitted by Muzafer Mustafoski **for the grant of authorizations** pursuant to Section 119-311, 119-314 and 119-318 of the Zoning Resolution involving development and site alteration on a zoning lot having a slope of 25% or more, modification of lot coverage controls, and modification of certain bulk regulations **to allow the construction of four semi-detached houses on four zoning lots on a property located at Edgar Terrace (Block 573, Lots 41,43,45,47) in an R3-2 district within the Special Hillside Preservation District.**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6<sup>th</sup> Floor, Staten Island, New York 10301.

**For consideration.**

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**No. 35**

**CD 1**

**N 030105 ZAR**

**IN THE MATTER OF** an application submitted by Peter Rendell **for the grant of authorizations** pursuant to Section 119-311, 119-314 and 119-318 of the Zoning Resolution involving development and site alteration on a zoning lot having a slope of 25% or more, modification of lot coverage controls, and modification of certain bulk regulations **to allow the construction of two semi-detached houses and one detached house on three zoning lots on a property located at Edgar Terrace (Block 573, Lots 49,50,52) in an R3-2 district within the Special Hillside Preservation District.**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6<sup>th</sup> Floor, Staten Island, New York 10301.

**For consideration.**

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