

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, AUGUST 23, 2006
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 050466 ZSM	2	145-147 MULBERRY STREET	Scheduled to be Heard 9/13/06
2	C 060334 ZSM	4	505-13 WEST 43 RD STREET	" "
3	C 020127 ZMQ	4	45 TH AVENUE/ELMHURST REZONING	" "
4	C 060343 HAK	3	VERNON AVENUE CONDOMINIUMS	Favorable Report Adopted
5	C 060397 HAK	4	295 JEFFERSON STREET	" "
6	C 060256 PCK	13	DEPARTMENT OF SANITATION CD 13/15 GARAGE	" "
7	C 060444 PCM	4	BOARD OF ELECTIONS VOTING MACHINE STORAGE FACILITY	" "
8	N 070004 HKM	3	FORMER PS 64 LANDMARK	Forward Report to City Council
9	C 020332 MLQ	7	RIVERVIEW	Laid Over
10	N 060426 ZRQ	7	" "	" "
11	N 060427 ZAQ	7	" "	" "
12	N 060428 ZAQ	7	" "	" "
13	N 020331 ZAQ	7	" "	" "
14	N 060317 ZAR	1	26 EADIE PLACE	Authorization Approved
15	C 060474 HAM	10	ELLINGTON ON THE PARK	Hearing Closed
16	C 060409 HAM	10	CORNERSTONE ROUND 3-SITE 4	" "
17	C 060536 ZMR	1	CLIFTON REZONING	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		4	5	6	7	8	9	10	11	12	13	14			
Amanda M. Burden, AICP, Chair	A														
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y						Y			
Angela M. Battaglia	P						L	L	L	L	L				
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	A	A	A	A	A	Y			
Angela R. Cavaluzzi, R.A.	A						I	I	I	I	I				
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	D	D	D	D	D	Y			
Richard W. Eaddy	A														
Jane D. Gol	P	Y	Y	Y	Y	Y	O	O	O	O	O	Y			
Lisa Gomez	P	Y	Y	Y	Y	Y	V	V	V	V	V	Y			
Christopher Kui	A						E	E	E	E	E				
John Merolo	P	Y	Y	Y	Y	Y	R	R	R	R	R	Y			
Karen A. Phillips	P	Y	Y	Y	Y	Y						Y			
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y						Y			

MEETING ADJOURNED AT: 12:31 P.M.

Note: Commissioner Battaglia was not present for the votes.

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

CITY PLANNING COMMISSION

WEDNESDAY, AUGUST 23, 2006

**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. 16]

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 23, 2006

Roll Call; Approval Of Minutes..... 1

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

II. Reports..... 3

III. Public Hearings 11

IV. Schedule Of Meetings: July 1, 2006 - December 31, 2006.....42

**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 September 13, 2006 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 23, 2006

APPROVAL OF MINUTES OF Regular Meeting of August 9, 2006

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 13, 2006**

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

BOROUGH OF MANHATTAN

No. 1

145-147 MULBERRY STREET

CD 2

C 050466 ZSM

IN THE MATTER OF an application submitted by 145-147 Mulberry Realty Co., LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-782 of the Zoning Resolution to modify the use regulations of Section 15-021(e) to allow residential use on floors two through six of an existing 6-story building on property located at 145-147 Mulberry Street (Block 236, Lot 22), in a C6-2G District, within the Special Little Italy District (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, NY, 10007.

Resolution for adoption scheduling September 13, 2006 for a public hearing.

No. 2

505-13 WEST 43RD STREET

CD 4

C 060334 ZSM

IN THE MATTER OF an application submitted by SCW West LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow a portion of a railroad right-of-way

which will be completely covered over by a permanent platform to be included in the lot area of property located at 505-513 West 43rd Street a.k.a. 506-512 West 44th Street (Block 1072, Lot 24) to facilitate the development of two hotels, in M1-5, R8/C2-5 and R8 Districts, within the Special Clinton 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, NY, 10007.

Resolution for adoption scheduling September 13, 2006 for a public hearing.

BOROUGH OF QUEENS

No. 3

45TH AVENUE/ELMHURST REZONING

CD 4

C 020127 ZMQ

IN THE MATTER OF an application submitted by H. K. Development Group, Ltd. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

1. changing from an R6B District to an R7A District property bounded by 45th Avenue, 83rd Street, the northeasterly prolongation of the southeasterly street line of 47th Avenue, and 82nd Street and its southerly centerline prolongation; and
2. establishing within a proposed R7A District a C2-3 District bounded by a line 100 feet southerly of 45th Avenue, 83rd Street, the northeasterly prolongation of the southeasterly street line of 47th Avenue, and 82nd Street and its southerly centerline prolongation;

as shown on a diagram (for illustrative purposes only) dated June 5, 2006, and subject to the conditions of CEQR Declaration E-169.

Resolution for adoption scheduling September 13, 2006 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 4

VERNON AVENUE CONDOMINIUMS

CD 3

C 060343 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 119, 121, 123 and 125 Vernon Avenue (Block 1755, Lots 54-57) 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 Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of two, 4 story buildings, tentatively known as Vernon Avenue Condominiums, with approximately 16 residential units.

(On July 12, 2006, Cal. No. 1, the Commission scheduled July 26, 2006 for a public hearing. On July 26, 2006, Cal. No. 7, the hearing was closed.)

For consideration.

No. 5

295 JEFFERSON STREET

CD 4

C 060397 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:

- a) the designation of property located at 295 Jefferson Street (Block 3166, Lot 52) 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 a developer to be selected by HPD;

to facilitate the development of a 4-story building, tentatively known as 295 Jefferson Street, with approximately 8 residential units to be developed under the New York State Housing Trust Fund Program.

(On July 12, 2006, Cal. No. 2, the Commission scheduled July 26, 2006 for a public hearing. On July 26, 2006, Cal. No. 8, the hearing was closed.)

For consideration.

No. 6

DEPARTMENT OF SANITATION CD 13/15 GARAGE

CD 13

C 060256 PCK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 2731 West 12th Street (Block 7247, Lots 13, 106 and 218), for use as a garage.

(On July 12, 2006, Cal. No. 4, the Commission scheduled July 26, 2006 for a public hearing. On July 26, 2006, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 7

BOARD OF ELECTIONS VOTING MACHINE STORAGE FACILITY

CD 4

C 060444 PCM

IN THE MATTER OF an application submitted by the Board of Elections 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 450 West 33rd Street (Block 729, Lot 9001), for use as a storage facility.

(On July 12, 2006, Cal. No. 5, the Commission scheduled July 26, 2006 for a public hearing. On July 26, 2006, Cal. No. 11, the hearing was closed.)

For consideration.

No. 8

FORMER PS 64 LANDMARK

CD 3

N 070004 HKM

IN THE MATTER OF a communication dated June 29, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the (Former) P.S. 64 Building, 605 East 9th Street, aka 605-615 East 9th Street and 350-360 East 10th Street (Block 392, Lot 10), by the Landmarks Preservation Commission on June 20, 2006 (List No. 377/LP-2189).

For consideration.

BOROUGH OF QUEENS

Nos. 9, 10, 11, 12 & 13

RIVERVIEW

No. 9

CD 7

C 020332 MLQ

IN THE MATTER OF an application submitted by Powell Cove Associates LLC pursuant to Section 197-c of the New York City Charter, for a landfill of approximately 123,000 cu. yd. in an area generally located easterly of 121st Street and its northerly prolongation and northwesterly of Lax Avenue (Block 3916, Lots 90, 100, 120, 300 and 400), in an R4 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 12, 2006, Cal. No. 6, the Commission scheduled July 26, 2006 for a public hearing. On July 26, 2006, Cal. No. 13, the hearing was closed.)

For consideration.



No. 10

CD 7

N 060426 ZRQ

IN THE MATTER OF an application submitted by Powell Cove Associates LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York relating to Article VII, Chapter 8, (Large Scale Residential Development), concerning Section 78-06, to modify the ownership provisions.

Matter in underline is new, to be added;

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

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

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

* * *

78-06

Ownership

(a) Except as otherwise provided in this Section, any #large-scale residential development# for which application is made for an authorization or special permit or modification thereto 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. **Except as otherwise provided in this Section**, no authorization or special permit or modification thereto 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.

(b) Except as otherwise provided in paragraph (c) of this Section with respect to a #large scale residential development# within an urban renewal area or former urban renewal area, for any #large scale residential development# located in the Community District(s) listed in this paragraph, the owner(s) of a vacant parcel(s) 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:

- (1) result in the distribution of #floor area# from any #zoning lot# not included within such parcel(s); or
- (2) increase the total allowable #floor area# on any #zoning lot# included within such parcel(s) beyond that amount permitted by the applicable district regulations.

Such modifications may include the withdrawal of such parcel(s) 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#.

Community District	Borough
Community District # 7	Queens

(c) 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 in this ~~Section~~ paragraph, (c), 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:~~ pursuant to and subject to the limitations of paragraph (b) of this Section.

~~(a) the distribution of #floor area# from any #zoning lot# not included within such parcel(s); or~~

~~(b) 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 parcel(s) 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#.~~

Former Urban Renewal Area

Community District

West Side Urban Renewal Area

CD 7, Manhattan

(d) When a #residential large scale residential development# is to be #developed# or #enlarged# through assemblage by any other governmental agency, other than the City's urban renewal 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.

* * *

(On July 12, 2006, Cal. No. 7, the Commission scheduled July 26, 2006 for a public hearing. On July 26, 2006, Cal. No. 14, the hearing was closed.)

For consideration.



No. 11

CD 7

N 060427 ZA Q

IN THE MATTER OF an application submitted by Powell Cove Associates LLC for the grant of an authorization pursuant to Section 23-631(h) of the Zoning Resolution to modify the requirements of Section 23-63 (Maximum Height of Walls and Required Setback) to allow 29-foot high perimeter walls, in connection with a proposed residential development, within a large-scale residential development, generally located easterly of 121st Street and

its northerly prolongation and northwesterly of Lax Avenue (Block 3916, Lots 90, 100, 120, 300 & 400), in an R4 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, NY 10007.

For consideration.

No. 12

CD 7

N 060428 ZAQ

IN THE MATTER OF an application submitted by Powell Cove Associates LLC for the grant of an authorization pursuant to Section 26-26 of the Zoning Resolution to modify the requirements of Section 26-21 (Requirements for private roads) to allow 34-foot wide private roads, in connection with a proposed residential development, within a large-scale residential development, generally located easterly of 121st Street and its northerly prolongation and northwesterly of Lax Avenue (Block 3916, Lots 90, 100, 120, 300 & 400), in an R4 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, NY 10007.

For consideration.

No. 13

CD 7

N 020331 ZAQ

IN THE MATTER OF an application submitted by Powell Cove Associates LLC for the grant of an authorization pursuant to Section 78-311(a) of the Zoning Resolution to allow the distribution of floor area without regard for zoning lot lines, in connection with a proposed residential development, within a large-scale residential development, generally located easterly of 121st Street and its northerly prolongation and northwesterly of Lax Avenue (Block 3916, Lots 90, 100, 120, 300 & 400), in an R4 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, NY 10007.

For consideration.

No. 14

26 EADIE PLACE

CD 1

N 060317 ZAR

IN THE MATTER OF an application submitted by Buchanan Eadie, LLC for the grant of authorizations pursuant to Sections 119-311 and 119-314 of the Zoning Resolution for development, enlargement or site alteration on a zoning lot having a steep slope and modification of lot coverage controls to allow for the construction of one single family detached home at 26 Eadie Place (Block 60, Lots 23) within the Special Hillside Preservation District.

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 15

ELLINGTON ON THE PARK

CD 10

C 060474 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 120-128 Bradhurst Avenue, 305-307 W148th Street, 2789 and 2791 Frederick Douglass Boulevard (Block 2045; Lots 64-68, 70, 71, 82 and 166) within the Bradhurst Urban Renewal Area, part of Site 33 within the Bradhurst 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 properties to a developer to be selected by HPD.

to facilitate the development of an 8 and 12-story mixed-use building, tentatively known as Ellington on the Park, with approximately 134 cooperative units to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

On August 9, 2006, Cal. No. 1, the Commission scheduled August 23, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CORNERSTONE ROUND 3 – SITE 4

CD 10

C 060409 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 362-364 St. Nicholas Avenue (Block 1955; Lots 2 and 3) 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 properties to a developer to be selected by HPD.

to facilitate the development of an 11-story building with approximately 22 residential units to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

On August 9, 2006, Cal. No. 2, the Commission scheduled August 23, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 17

CLIFTON REZONING

CD 1

C 060536 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Rosebank Homeowners and Tenants Association and City Council Member Michael E. McMahon pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21d changing from an R3-2 District to an R3X District property bounded by Vanderbilt Avenue, a line 200 feet southwesterly of Bay Street, Townsend Avenue, a line

perpendicular to the southeasterly street line of Townsend Avenue distant 225 feet southwesterly (as measured along the street line) from the intersection of the southwesterly street line of Bay Street and the southeasterly street line of Townsend Avenue, a line 110 feet southeasterly of Townsend Avenue, a line perpendicular to the northwesterly street line of Greenfield Avenue distant 390 feet northeasterly (as measured along the street line) from the intersection of the northwesterly street line of Greenfield Avenue and the northeasterly street line of Tompkins Avenue, Greenfield Avenue, Tompkins Avenue, the southwesterly prolongation of the southeasterly street line of Townsend Avenue, a line 90 feet northeasterly, southeasterly, and southwesterly of Park Hill Court, a line 90 feet southeasterly of Fairway Avenue, a line 375 feet northeasterly of Park Hill Lane, Park Hill Circle, a line 150 feet northeasterly of Osgood Avenue, Fairway Avenue, and Park Hill Court, as shown on a diagram (for illustrative purposes only) dated June 19, 2006.

On August 9, 2006, Cal. No. 8, the Commission scheduled August 23, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 18, 19, 20, 21 & 22

STAPLETON WATERFRONT DEVELOPMENT

No. 18

CD 1

C 060293 MMR

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the Department of City Planning and Economic Development Corporation (EDC) pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the establishment of Front Street between Bay Street and Hannah Street, Canal Street between Bay Street and Front Street, Water Street between Bay Street and Front Street, Cross Street between Bay Street and the Staten Island Rapid Transit R.O.W., Prospect Street between Bay Street and Front Street, Sands Street between Bay Street and the Staten Island Rapid Transit R.O.W., and Baltic Street between Bay Street and Front Street;
- the elimination, discontinuance and closing of Marginal Street, Wharf or Place within an area bounded by the extension of Hannah Street, the U.S. Bulkhead Line, the extension of Greenfield Avenue, and the Staten Island Rapid Transit R.O.W.;

- the elimination, discontinuance and closing of a portion of Murray Hulbert Avenue between the north and south exits of Hannah Street;
- the realignment of Thompson Street and Hannah Street at the intersection with Front Street;
- the extinguishment of Murray Hulbert Avenue from Hannah Street to Edgewater Street, and Front Street from Murray Hulbert Avenue to Bay Street;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

all within an area bounded by Willow Avenue, Bay Street, Hannah Street, and the U.S. Bulkhead Line, in accordance with Map No. 4202 dated May 3, 2006 and signed by the Borough President.

On August 9, 2006, Cal. No. 3, the Commission scheduled August 23, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 1

C 060469 PPR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, **for the disposition of two (2) city-owned properties** located on Block 487, p/o lot 110 and Block 487 p/o lot 100 (within the Special Stapleton Waterfront District), pursuant to zoning.

On August 9, 2006, Cal. No. 4, the Commission scheduled August 23, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 1

C 060470 PPR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located on Block 487, p/o lot 110 (up to 10,000 square feet within Public Area comprised of Esplanade, Pier Place and The Cove in the Special Stapleton Waterfront District), pursuant to zoning.

On August 9, 2006, Cal. No. 5, the Commission scheduled August 23, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 1

C 060471 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. 21c and 21d:

1. changing from an M2-1 District to a C4-2A District property bounded by a line perpendicular to the easterly street line of Bay Street distant 525 feet southerly (as measured along the street line) from the intersection of the easterly street line of Bay Street and the southerly street line of Hannah Street, a U.S. Pierhead Line, a line 175 feet southerly of the easterly prolongation of the northerly street line of Wave Street, Front Street*, Thompson Street, and the easterly boundary line of the Staten Island Rapid Transit (SIRT) Right of Way;
2. changing from an M3-1 District to a C4-2A District property bounded by a line 175 feet southerly of the easterly prolongation of the northerly street line of Wave Street, a U.S. Pierhead Line, the northeasterly prolongation of the southerly street line of Greenfield Avenue, the easterly boundary line of the Staten Island Rapid Transit (SIRT) Right of Way, Thompson Street, and Front Street*; and
3. establishing a Special Stapleton Waterfront District (SW) bounded by a line perpendicular to the easterly street line of Bay Street distant 525 feet southerly (as measured along the street line) from the intersection of the easterly street line

of Bay Street and the southerly street line of Hannah Street, a U.S. Pierhead Line, the northeasterly prolongation of the southerly street line of Greenfield Avenue, the southwesterly street line of Front Street* and the southeasterly prolongation of the straight line portion, a northeasterly property line of the Staten Island Rapid Transit (SIRT), and the easterly boundary line of the Staten Island Rapid Transit (SIRT) Right of Way;

as shown on a diagram (for illustrative purposes only) dated May 8, 2006 and subject to the conditions of CEQR Declaration E-168.

* Note: Portions of Front Street are proposed for realignment and for mapping under a related application (C 060293 MMR) for a change in the City Map.

On August 9, 2006, Cal. No. 6, the Commission scheduled August 23, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 1

N 060468 ZRR

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, creating the Special Stapleton Waterfront District in Article XI, Chapter 6, and amending related sections of the Zoning Resolution.

Matter in Graytone or Underlined 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

#17 – 5/9/06

11-12

Establishment of Districts

* * *

Establishment of the Special South Richmond District

* * *

Establishment of the Special Stapleton Waterfront District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 6, the #Special Stapleton Waterfront District# is hereby established.

Establishment of the Special Transit Land Use District

* * *

12-10

Definitions

* * *

Special South Richmond District

* * *

Special Stapleton Waterfront District

The "Special Stapleton Waterfront District" is a Special Purpose District designated by the letters "SW" in which special regulations set forth in Article XI, Chapter 6, apply. The #Special Stapleton Waterfront District# appears on the #zoning maps# superimposed on other districts and its regulations supplement or supersede those of the districts on which it is superimposed.

Special Transit Land Use District

14-44

Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

* * *

	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Staten Island		
South Richmond Development District	Yes	Yes
<u>#Special Stapleton Waterfront District#</u>	<u>Yes</u>	<u>Yes</u>

* * *

62-13

Applicability of District Regulations

* * *

The provisions of this Chapter shall not apply to the following Special Purpose Districts unless expressly stated otherwise in the special district provisions:

#Special Battery Park City District#

#Special Stapleton Waterfront District#

* * *

Note: No underlining in Article XI, Chapter 6, all text is new.

Article XI – Special Purpose Districts

**Chapter 6
Special Stapleton Waterfront District**

**116-00
GENERAL PURPOSES**

The "Special Stapleton Waterfront District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include among others, the following specific purposes:

- (a) encourage design of new development that is in character with the neighborhood and surrounding community;
- (b) maintain and reestablish physical and visual public access to and along the waterfront;
- (c) strengthen the traditional town center of Stapleton by allowing the development of new residential and commercial uses;
- (d) encourage the creation of a lively and attractive environment that will provide daily amenities and services for the use and enjoyment of the working population and the new residents;
- (e) take maximum advantage of the beauty of the New York Harbor waterfront, thereby best serving the business community, the residential population and providing regional recreation; and
- (f) promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect City tax revenues.

**116-01
Definitions**

For the purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) or in this Section.

Esplanade

The “Esplanade” is a park extending along all waterfront edges of the #Special Stapleton Waterfront District#. The #Esplanade# is shown in the District Plan, Map 1 (Special Stapleton Waterfront District, Subareas and Public Spaces), in the Appendix to this Chapter.

Mandatory front building wall

A “mandatory front building wall” is the front wall of a building that generally coincides with a #mandatory front building wall line#, as provided in Section 116-232 (Street Wall Location).

Mandatory front building wall line

“Mandatory front building wall lines” are imaginary lines extending through Subarea B of the #Special Stapleton Waterfront District# which are shown on Map 3 (Mandatory Front Building Wall Lines) in the Appendix to this Chapter, and with which building walls must generally coincide, as provided in Section 116-232 (Street Wall Location).

Pier Place and the Cove

“Pier Place” and the “Cove” are designated open spaces accessible to the public, located within the #Special Stapleton Waterfront District” as shown in the District Plan, Map 1 in the Appendix to this Chapter.

Upland connection

An "upland connection" is a pedestrian way which provides a public access route from the #Esplanade# to a public sidewalk within a public #street#. Required #upland connections# are shown in the District Plan, Map 5 (Upland Connections and Visual Corridors) in the Appendix to this Chapter.

Visual corridor

A "visual corridor" is a public #street# or tract of land within a #block# that provides a direct and unobstructed view to the water from a vantage point within a public #street#. Required #visual corridors# are shown in the District Plan, Map 5 in the Appendix to this Chapter.

116-02**General Provisions**

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Stapleton Waterfront District#, the provisions of this Chapter shall apply to all #developments#, #enlargements# and changes of #use# within the #Special Stapleton Waterfront District#. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

Within the #Special Stapleton Waterfront District#, the regulations of the underlying C4-2A District shall apply, as modified in this Chapter.

116-03
District Plan and Maps

The District Plan for the #Special Stapleton Waterfront District# identifies specific areas comprising the Special District in which special zoning regulations are established in order to carry out the general purposes of the #Special Stapleton Waterfront District#. These areas shall include the #Esplanade#, Subareas A, B1, B2, B3, B4, B5, C, and two designated public open spaces: the #Cove# and the #Pier Place#.

The District Plan includes the following maps in the Appendix to this Chapter.

- Map 1—Special Stapleton Waterfront District, Subareas and Public Spaces
- Map 2— Ground Floor Use and Frontage Requirements
- Map 3— Mandatory Front Building Wall Lines
- Map 4— Restricted Curb Cut and Off-Street Loading Locations
- Map 5—Upland Connections and Visual Corridors

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter shall apply.

116-04
Subareas

In order to carry out the purposes and provisions of this Chapter, the following subareas are established within the #Special Stapleton Waterfront District#: Subarea A, Subarea B, comprised of Subareas B1, B2, B3, B4 and B5, Subarea C, #Esplanade#, #Pier Place# and the #Cove#. In each of these subareas, special regulations apply that may not apply in other subareas.

116-05
Applicability

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall not apply in the #Special Stapleton Waterfront District#, except where specifically stated otherwise in this Chapter.

#Lower density growth management area# regulations shall not apply in the #Special Stapleton Waterfront District#.

**116-10
SPECIAL USE REGULATIONS**

Within the #Special Stapleton Waterfront District#, the following special #use# regulations shall apply. The #use# regulations of the underlying C4-2A District shall be modified by the following Sections 116-101 through 116-13:

**116-101
Use Groups 12 and 14**

The #uses# listed in Section 32-21 (Use Group 12) shall not be permitted in Subarea C.

The #uses# listed in Section 32-23 (Use Group 14) shall be permitted in the #Special Stapleton Waterfront District#; however, boat storage, repair or painting shall be allowed without restriction relating to boat length.

**116-102
Special permit uses**

#Physical culture or health establishments# shall be permitted in Subarea B2. The special permit provisions of Section 73-36 shall not apply.

**116-103
Supplementary use regulations**

The provisions of Section 32-41 (Enclosure within Buildings) shall be modified as follows: In Subarea B3, a Farmers Market may be unenclosed.

The provisions of Section 32-423 (Limitation on ground floor location) shall be modified as follows: In Subareas B1 and B2, the #uses# listed in Section 32-18 (Use Group 9) may be located on the ground floor and within 50 feet of any #street wall# of the #building# and with #show windows# facing on the #street#.

**116-11
Special Sign Regulations**

The #sign# regulations of the underlying C4-2 District in Section 32-60 (Sign Regulations) shall be modified as follows: #flashing signs# shall not be permitted in the #Special Stapleton Waterfront District#.

**116-12
Mandatory Ground Floor Use and Frontage Requirements**

The provisions of Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply in the #Special Stapleton Waterfront District#. However, on designated #streets# and #mandatory front building wall lines# in Subareas B3 and C, as shown on Map 2 in the Appendix to this Chapter, the special ground floor #use# and frontage regulations of this Section shall apply to any #development# or #enlargement#.

#Uses# located on the ground floor level, or within two feet of the as-built level of the adjoining sidewalk, shall be limited to the non-#residential uses# permitted by the underlying district regulations, as modified by the special #use# provisions of this Chapter. A building's ground floor frontage shall be allocated exclusively to such #uses#, and shall have a depth of at least 30 feet from the #street wall# of the #building# and extend along the entire width of the #building#, except for lobbies or entrances to #accessory# parking spaces.

In no event shall lobbies and entrances to #accessory# parking spaces occupy more than 50 percent of the building's total frontage along such #street# or #mandatory front building wall line#, or 35 feet, whichever is less. However, the total length of such frontage occupied by such lobbies and entrances need not be less than 25 feet.

**116-13
Transparency Requirements**

Within the #Special Stapleton Waterfront District#, the transparency requirements of this Section shall apply to any #development# or an #enlargement# where the #enlarged# portion of the ground floor of the #building# is within eight feet of the #street line# and where non-#residential uses# are located on the ground floor level or within two feet of the as-built level of the adjoining sidewalk.

At least 50 percent of a building's front building wall surface shall be glazed and transparent at the ground floor level. For the purpose of the glazing requirements, the building's #street wall# surface at the ground floor level shall be measured from the floor to the height of the ceiling or 14 feet above grade, whichever is less. The lowest point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet above the as-built level of the adjoining sidewalk.

**116-20
SPECIAL BULK REGULATIONS**

The special #bulk# regulations of this Section shall apply within the #Special Stapleton Waterfront District#.

**116-21
Residential Bulk Regulations in C4-2A Districts**

The provisions of Sections 34-112 and 35-23 (Residential Bulk Regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts) are modified as follows:

The applicable #bulk# regulations for #residential uses# in C4-2A Districts shall be those for R6B districts.

116-22

Maximum Floor Area Ratio

The maximum #floor area ratio# for all #uses# shall be 2.0.

116-221

Special floor area regulations for mixed buildings

For #buildings# containing #residences#, the area in such #buildings# occupied by non-#residential uses# on the ground floor, or within two feet of the as-built level of the adjoining sidewalk, shall be excluded from the definition of #floor area# in Section 12-10.

116-23

Special Height and Setback Regulations

The special height and setback regulations set forth in this Section shall apply.

116-231

Special rooftop regulations

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings or other structures# in the #Special Stapleton Waterfront District#, except the provisions of paragraph(c) of Section 33-42 shall not apply. In lieu thereof, the following regulations shall apply:

Elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures) may exceed a maximum height limit provided that either:

(a) the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or,

(b) the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 20 feet.

In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

116-232

Street wall location

In Subarea A, the underlying #street wall# location regulations shall apply.

In Subareas B and C, the underlying #street wall# location regulations of a C4-2A District, or an R6B District as applicable, shall be modified as set forth in this Section. Map 3 (Mandatory Front Building Wall Lines) in the Appendix to this Chapter, specifies locations in Subareas B and C where #mandatory front building wall# requirements apply as follows:

- (a) Type 1: Front building walls shall be coincident with and extend along the entire length of the #mandatory front building wall line#, except to allow articulation at the intersection of two such lines, the front building wall may be located anywhere within 15 feet of their point of intersection.
- (b) Type 2: Front building walls shall be located within eight feet of and extend along at least 70 percent of the length of the #mandatory front building wall line#. For phased #development#, this requirement may be satisfied by more than one #building#, provided that upon completion 70 percent of the length of the #mandatory front building wall line# is occupied by such front building walls.
- (c) Wherever Map 3 does not indicate a #mandatory front building wall line#, the underlying #street wall# location rules shall apply.

If more than one #building# is developed in Subareas B1, B2, B3 or B4, the first #building# shall be located along a Type 1 #mandatory front building wall line#. Subsequent buildings shall locate along a Type 2 #mandatory front building wall line# until 70 percent of the length of the #mandatory front building wall line# is occupied.

All #mandatory front building walls# shall rise without setback to a maximum height of 40 feet or the height of the #building#, whichever is less. A #building# may exceed a height of 40 feet, up to the maximum building height specified in Section 116-233 if a setback is provided at a minimum height of 35 feet. Such setback shall have a minimum depth of 10 feet and shall be measured from the front building wall. Recesses shall be permitted on the ground floor where required to provide access to the #building#. Above the ground floor, up to 30 percent of the aggregate width of the front building wall may be recessed.

However, in Subarea B2, the #mandatory front building wall# may rise without setback to the permitted maximum height of the #building#.

116-233
Maximum building height

Within the #Special Stapleton Waterfront District#, the maximum height of a #building or other structure# shall not exceed 50 feet, except in Subarea B2 where the maximum height of a #building or other structure# shall not exceed 60 feet.

116-30

SPECIAL ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS

Within the #Special Stapleton Waterfront District#, the parking and loading regulations of the underlying C4-2A District shall apply, except as modified in this Section.

116-31

Modification of Required Accessory Off-Street Parking Spaces Regulations for Certain Commercial Uses

The following #uses# listed in Section 32-23 (Use Group 14) shall be subject to the parking requirements applicable to a C4-2 District pursuant to Section 62-53 (Parking Requirements for Commercial Docking Facilities):

Boat rentals, open or enclosed [PRC-H]

Docks for ferries, other than #gambling vessels#, limited to an aggregate operational passenger load, per #zoning lot#, of 150 passengers per half hour [PRC-H]

Docks for sightseeing, excursion or sport fishing vessels, other than #gambling vessels#

Docks or mooring facilities for non-commercial pleasure boats [PR-H]

116-32

Modification of Waiver of Requirements

The provisions of Section 36-362(For new development or enlargements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply.

All other waivers of parking requirements shall only apply to #zoning lots# existing both on (the effective date of amendment) and on the date of application for a building permit.

116-33

Modification of Location of Parking Spaces

For all #zoning lots# with frontage on Front Street, no #accessory# off-street parking spaces shall be located in any open area that is between the #street wall# of the #building# and the Front Street #street line#; except that such spaces may be located between the #street wall# of the #building# and the Front Street #street line# in Subarea B5.

116-34

Location and Width of Curb Cuts

Curb cuts are prohibited in the locations shown on Map 4 (Restricted Curb Cut and Off-Street Loading Locations), in the Appendix to this Chapter.

In Subarea C, for #zoning lots# with access only to Front Street, only one curb cut shall be permitted along Front Street.

Within the #Special Stapleton Waterfront District#, the maximum width of curb cuts shall not exceed 25 feet, including splays.

116-35

Screening and Tree Planting Requirements for Parking Facilities

The provisions of this Section shall apply to any new or #enlarged# open off-street parking facility with ten spaces or more.

(a) Screening

Such off-street parking facilities shall be screened in accordance with the provisions of this Section from all adjoining #zoning lots#, including such #zoning lots# situated across a #street#, and from any designated open space accessible to the public situated on the same #zoning lot#, including the #Esplanade#.

Such screening shall consist of 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.

#Accessory# parking spaces that front upon a #street# shall be screened by a strip at least four 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, 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 may be provided. Such wall, barrier, or fence must be 100 percent opaque up to a height of four feet above the finished grade of the parking facility and not more than 35 percent opaque above four feet. No chain link fences shall be permitted. All permitted fences shall be located behind landscaped areas when viewed from the street.

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 32-60 (Sign Regulations) inclusive, or 62-674 (Signage).

(b) Tree planting requirements

Trees, pre-existing or newly-planted, shall be provided at the rate of one tree for every eight open parking spaces within the off-street parking facility and may be located on the perimeter of the parking facility or in planting islands within the parking area. For parking facilities with more than 25 open parking spaces, at least 30 percent of trees provided to meet this requirement shall be located in planting islands within the parking area. Trees shall be planted in accordance with the requirements of the Department of Parks and Recreation.

116-40
UPLAND CONNECTIONS AND VISUAL CORRIDORS

116-41
Upland Connections

In the locations shown on Map 5 (Upland Connections and Visual Corridors) in the Appendix to this Chapter, #upland connections# shall be provided. An #upland connection# traversing a #zoning lot# shall consist of a single pedestrian circulation zone bordered continuously along both sides by buffer zones.

(a) Required Dimensions

The minimum width of the #upland connection# shall be 30 feet, within which the pedestrian circulation zone shall have a minimum width of 16 feet and each buffer zone shall have a minimum width of seven feet. When an #upland connection# or a portion thereof is located within a private drive, no buffer zone is required.

(b) Buffer zone

The provisions of paragraph(b)(2)of Section 62-62 (General Requirements for Public Access Areas) shall apply.

(c) Permitted Obstructions

The provisions of Section 62-626 (Permitted obstructions) shall apply to #upland connections# within the #Special Stapleton Waterfront District#. Certain permitted obstructions listed in sub-paragraph (a)(2)(iii)of Section 62-626, are further subject to the tree and planting requirements of Section 62-675. WD (Water-dependent)uses referenced in paragraph (c) of Section 62-626 shall be as listed in Section 62-211.

116-42
Visual Corridors

#Visual corridors# shall be provided for #developments# in the locations shown on Map 5 in the Appendix to this Chapter. Such #visual corridors# shall be subject to the requirements of Section 116-522 (Design requirements for visual corridors).

116-50
Special Urban Design Requirements

The special urban design requirements of this Section, inclusive, shall apply to all #developments# and #enlargements# within the #Special Stapleton Waterfront District#:

116-51
#Street# trees

#Street# trees, pre-existing or newly-planted, shall be provided along the entire length of the #street# frontage of the #zoning lot#. The trees shall be located between the #front lot line# and the curb line and shall be provided at the rate of one tree for each 25 feet of frontage. Trees shall be planted in accordance with the requirements of the Department of Parks and Recreation.

116-52

Design Requirements for Upland Connections and Visual Corridors

116-521

Design requirements for upland connections

(a) Circulation and access

- (1) Where an #upland connection# is located within a private drive, a circulation path with a minimum clear width of six feet shall be provided in each pedestrian circulation zone. The remaining area shall be planted pursuant to the provisions of paragraph (c) of this Section.
- (2) All other #upland connections# through #zoning lots# shall have a circulation path with a minimum clear width equal to the minimum required width of the pedestrian circulation zone.

(b) Seating

For #upland connections# 100 feet in length or greater, a minimum of 24 linear feet of seating shall be provided.

(c) Planting

Where an #upland connection# is located within a private drive, a single row of shade trees shall be planted adjoining a required circulation path in accordance with the standards of Section 62-675 (Planting and trees). Within all #upland connections#, any unpaved area shall be planting area.

116-522

Design requirements for visual corridors

The requirements of this Section shall apply to all #visual corridors#. When a #visual corridor# coincides with an #upland connection#, the provisions of Section 116-521 (Design requirements for upland connections) shall also apply.

No #building or other structure# shall be erected within the width of a #visual corridor#, except as provided in this Section. #Visual corridors# shall be the width of the #street# but shall not be less than 50 feet wide.

Permitted obstructions within #visual corridors# shall be limited to:

- (a) boats, ships or other vessels, and #floating structures# permitted as-of-right by paragraph (a)of Section 62-25 (Uses on Floating Structures);
- (b) any moving or parked vehicles or street furniture, including but not limited to, benches, seats, kiosks, carts and open display booths, lighting fixtures, flagpoles, trash receptacles, drinking fountains and public telephones;
- (c) guardrails and fences provided they comply with the design standards of Section 62-671 (Guardrails, gates and other protective barriers), except that fences may be eight feet high;
- (d) sculpture;
- (e) planting areas, provided that no shade trees are planted within a 15 foot wide area along both sides of the center line of the #visual corridor#; and
- (f) those obstructions permitted in #rear yards# as listed in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalentents), except walls exceeding four feet in height shall not be permitted.

116-53

Waterfront public access signage

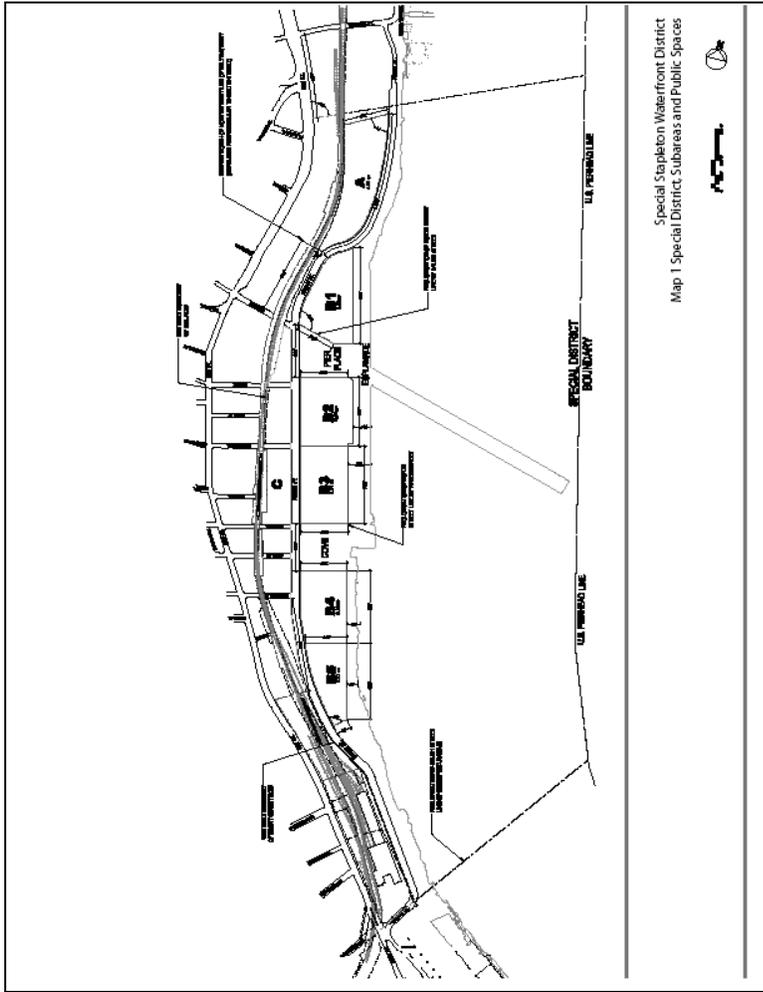
The New York City Waterfront Symbol Plaque shall be used to direct the public to waterfront public access areas including the #Esplanade# and #upland connections# and to identify the entry points of these areas. Such signage shall be provided in accordance with requirements of Section 62-674 (Signage).

116-54

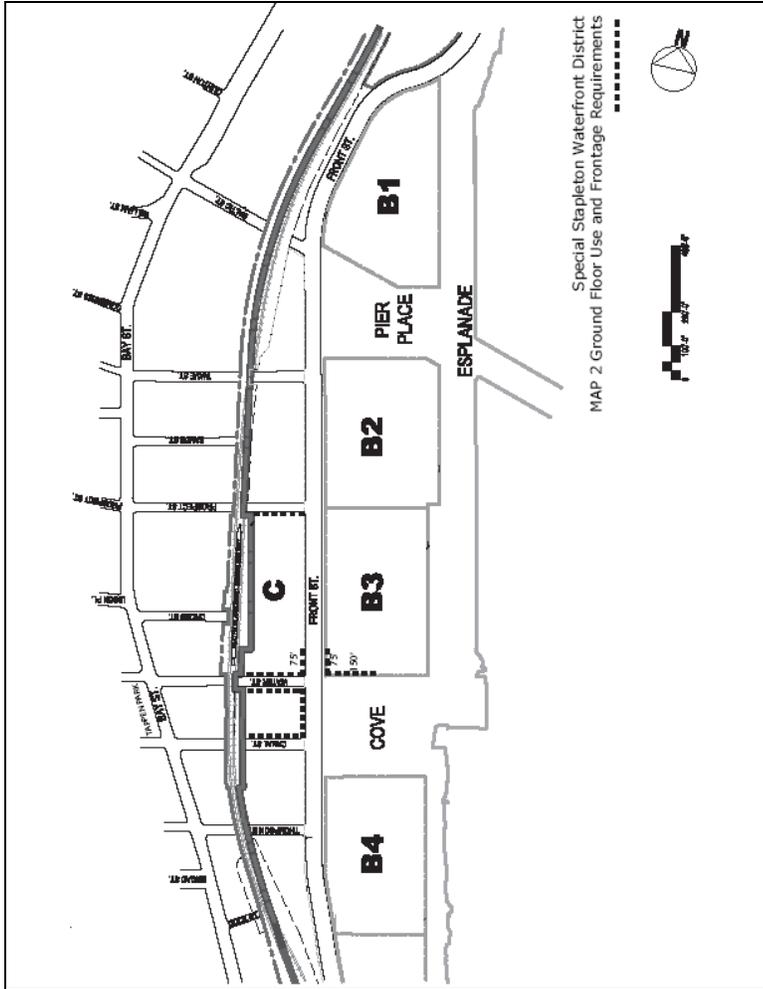
Refuse Storage Areas

Refuse shall be stored within a completely enclosed #building#.

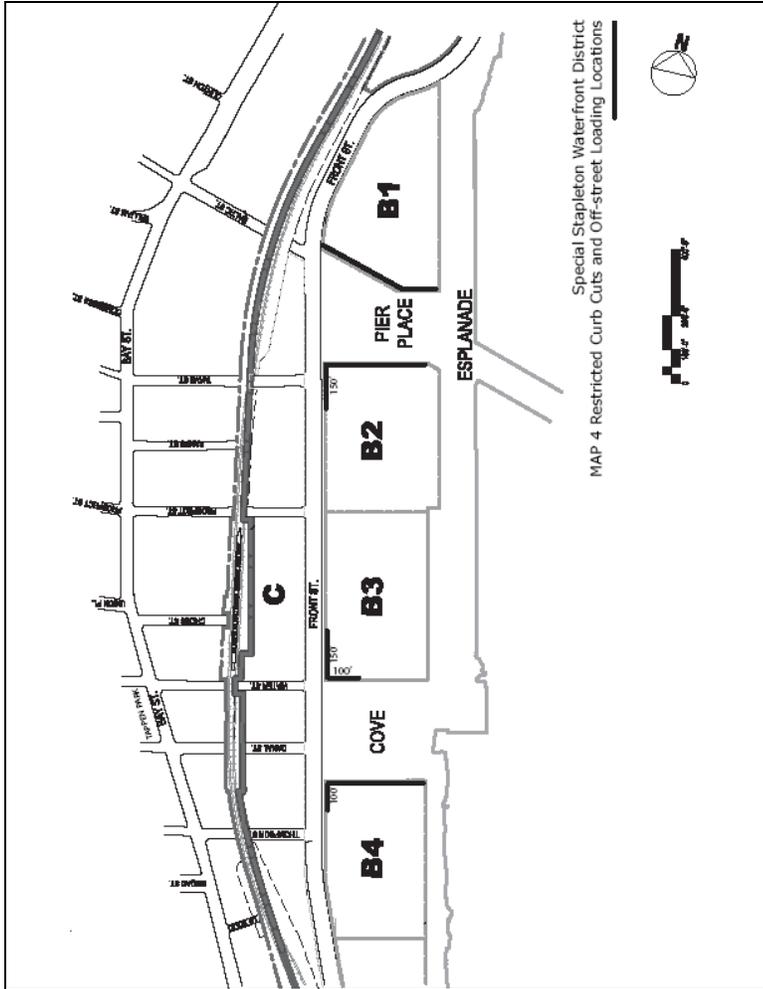
APPENDIX



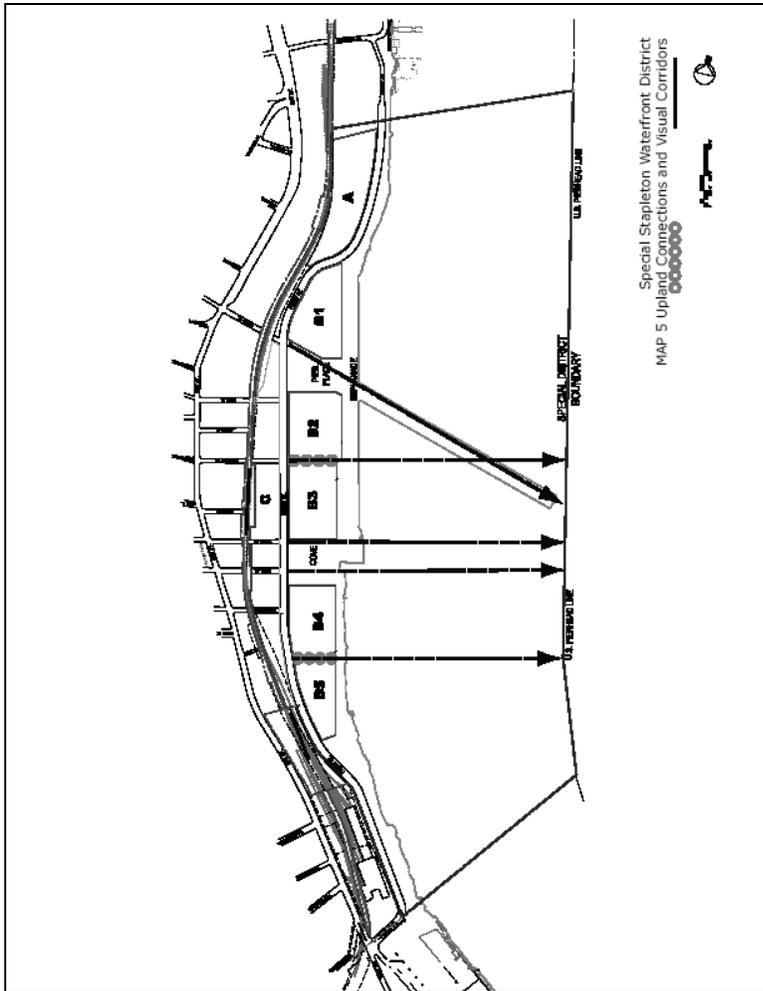
Map 1—Special Stapleton Waterfront District, Subareas and Public Spaces



Map 2— Ground Floor Use and Frontage Requirements



Map 4- Restricted Curb Cut and Off-Street Loading Locations



Map 5– Upland Connections and Visual Corridors

On August 9, 2006, Cal. No. 7, the Commission scheduled August 23, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, August 23, 2006 at 10:00 a.m., at the New York City Department of City Planning located at 22 Reade Street, New York, New York, a public hearing is being held by the Office of the Deputy Mayor for Economic Development and Rebuilding in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the Stapleton Waterfront Development Plan, a proposal involving the establishment of the Special Stapleton Waterfront District, and including zoning map and text amendments, city map amendments and the disposition of city-owned property, affecting the Stapleton area of Staten Island, Community District 1. The New York City Office of the Deputy Mayor for Economic Development and Rebuilding is the lead agency for the City Environmental Quality Review (CEQR) review.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 06DME001R.

Nos. 23 & 24

PRINCE'S BAY REZONING**No. 23****CD 3****C 060465 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. 35a and 35c:

1. changing from an R3X District to an R1-2 District property bounded by Hylan Boulevard, Indale Avenue, Johnston Terrace, and Sharrott Avenue; and
2. changing from an R3-2 District to an R3X District property bounded by the southwesterly centerline prolongation of Sherwood Avenue, Sharrott Avenue, Hylan Boulevard, and a line 100 feet northeasterly of Richard Avenue;

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated May 8, 2006.

On August 9, 2006, Cal. No. 9, the Commission scheduled August 23, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 3

N 060464 ZRR

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 to the Zoning Resolution of the City of New York, relating to Article X, Chapter 7 (Special South Richmond Development District), concerning Section 107-06 (District Plan Appendix A) creating new Areas LL and SH, Section 107-40 (Special Use, Bulk and Parking regulations and Section 107-60 (Authorizations) relating to the new Areas.:

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10 (DEFINITIONS);
* * * indicates where unchanged text appears in the Resolution

Article X - Special Purpose Districts

**Chapter 7
Special South Richmond Development District**

* * *

**107-40
SPECIAL USE, BULK AND PARKING REGULATIONS**

**107-41
Type of Residence**

* * *

**107-411
Non-profit residences for the elderly in Area SH**

In Area SH, as shown on the District Plan, #non-profit residences for the elderly# comprised of not more than 250 #dwelling units# shall be permitted upon certification of the Chairperson of the City Planning Commission that:

- (a) a site plan has been submitted showing a detailed plan demonstrating compliance with the provisions of this Chapter;
- (b) Area SH will not contain more than 250 such #residences#; and
- (c) such #residences# comply with the #use# and #bulk# regulations of R3-2 Districts, except that the maximum #floor area ratio#, maximum #lot coverage# and minimum required #open space# shall be as set forth for R3-2 Districts in Section 23-141 (Open space and floor area regulations in R1, R2, R3, R4 and R5 Districts), as modified by this Chapter. The provisions of Section 23-144 (For non-profit residences for the elderly in R3, R4 R5 R6 and R7 Districts shall not apply.

Any #development# or #enlargement# that results in more than 250 #dwelling units# of #non-profit residences for the elderly# in Area SH shall be permitted only upon authorization of the City Planning Commission pursuant to Section 107-672 (In Area SH)

**107-42
Minimum Lot Area and Lot Width for Residences**

For the purposes of this Chapter, all #residences# permitted by the underlying district regulations shall comply with the minimum #lot area# and #lot width# requirements which shall vary with the building height as set forth in Table A.

* * *

TABLE A

District	Type of #Residence#	#Lot Area# (in sq.ft.)	Minimum Lot Width (in feet)	Minimum Height (in stories)
R3A	#detached#	3,325	35	1-3
R3X*	#detached#	3,800	40	1-2
		4,750	50	3
		5,700	60	4

* * *

* In Area LL as shown on the District Plan, all #residences# shall have a minimum #lot area# of 5,700 square feet and a minimum #lot width# of 50 feet.

* * *

**107-46
Yard and Court Regulations**

**107-461
Front yards**

In all underlying #Residence Districts#, except R1 Districts and those districts subject to paragraph (b) in Section 23-45, #front yards# shall be at least 18 feet in depth. On #corner lots# one #front yard# may have a lesser depth as permitted by the underlying district regulations. In area LL, as shown on the District Plan, #front yards# shall be at least 18 feet in depth, except that on #corner lots#, one #front yard# may have a depth of at least ten feet.

**107-462
Side yards**

In all districts, except R1 Districts, for all #single-# or #two-family detached# and #semi-detached residences#, the #side yards# shall relate to the height of the #building# as set forth in the following table, except that in R1, R2, R3, R4A and R4-1 Districts, on a #corner lot#, one #side yard# shall be at least 20 feet in width:

REQUIRED SIDE YARDS

District	Type of #Residence #	Height (in #stories#)	Number of #Side Yards# Required	Required Total Width	Required Minimum Width of any #Side Yard
* * *					
R3A R4A	#detached#	1-4	2	15	5
R3X*	#detached#	1-2	2	15	5
	#detached#	3	2	20	8
	#detached#	4	2	25	10

R4-1	#detached#	1-4	2	15	5
	#semi-detached#	1-4	1	9	9

In R1 Districts, the #side yard# regulations of Section 23-46 shall apply.

* In area LL, as shown on the District Plan, two #side yards# with a total width of at least 16 feet shall be required for all #residences#, and each #side yard# shall have a minimum width of eight feet.

* * *

**107-60
AUTHORIZATIONS**

**107-61
General Provisions**

On application, the City Planning Commission may grant authorizations for modifications of specified regulations of this Chapter or of the underlying districts in accordance with the provisions of Sections 107-62 to ~~107-68~~ 107-69 inclusive, relating to Authorizations.

The Commission may prescribe appropriate conditions and safeguards in connection with the grant of such authorizations.

* * *

**107-67
Uses and Bulk Permitted in Certain Areas**

**107-671
In Areas F and K**

In Areas F and K, as shown in the District Plan, the City Planning Commission may authorize one or more #uses# in the Use Groups specified in this Section not permitted by the underlying district regulations.

* * *

**107-672
In Area SH**

The City Planning Commission may authorize #developments# or #enlargements# that will result in more than 250 #dwelling units# of #non-profit residences for the elderly# in

Are maximum #lot coverage# and minimum required #open space# shall be as set forth for R3-2 Districts in Section 23-141 (Open space and floor area regulations in R1, R2, R3, R4 and R5 Districts), as modified by this Chapter. The provisions of Section 23-144 (For non-profit residences for the elderly in R3, R4 R5 R6 and R7 Districts shall not apply. In order to grant such authorization, the Commission shall find that such #developments# or #enlargements# are part of a superior site plan, such #residences# are compatible with the character of the surrounding area, and that the #streets# providing access to such #residences# are adequate to handle the traffic generated thereby or provision has been made to handle such traffic. a SH provided such #developments# or #enlargements# comply with the #use# and #bulk# regulations of R3-2 Districts, except that the maximum #floor area ratio#.

* * *

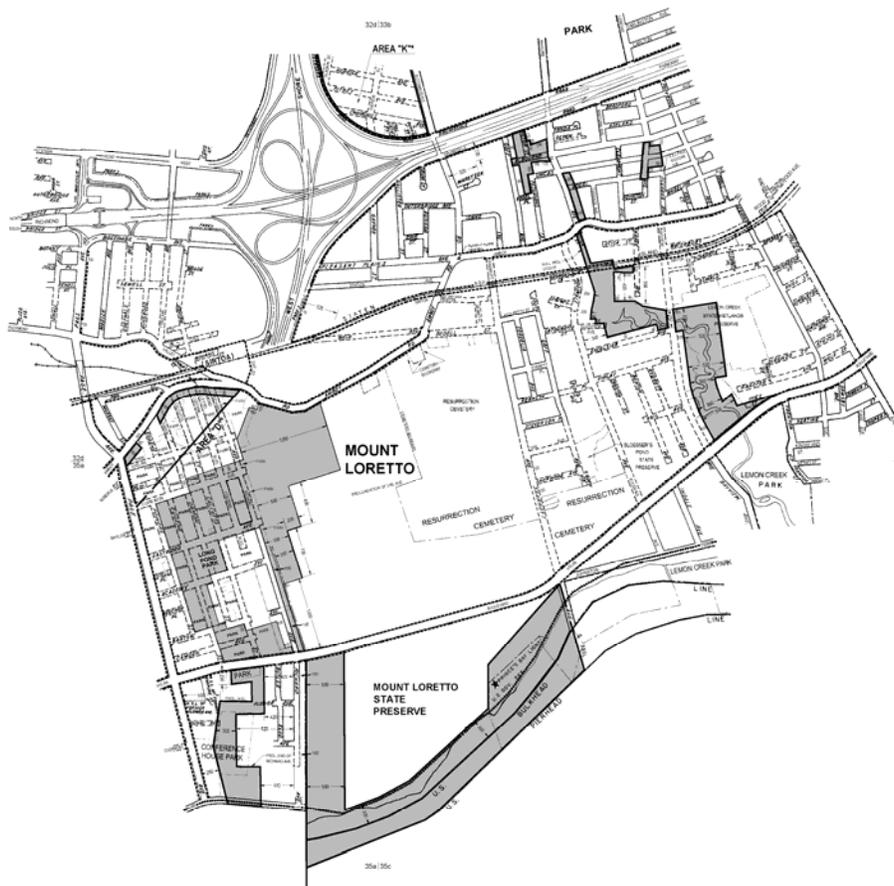


DIAGRAM SHOWING EXISTING

SOUTH RICHMOND SPECIAL DISTRICT PLAN

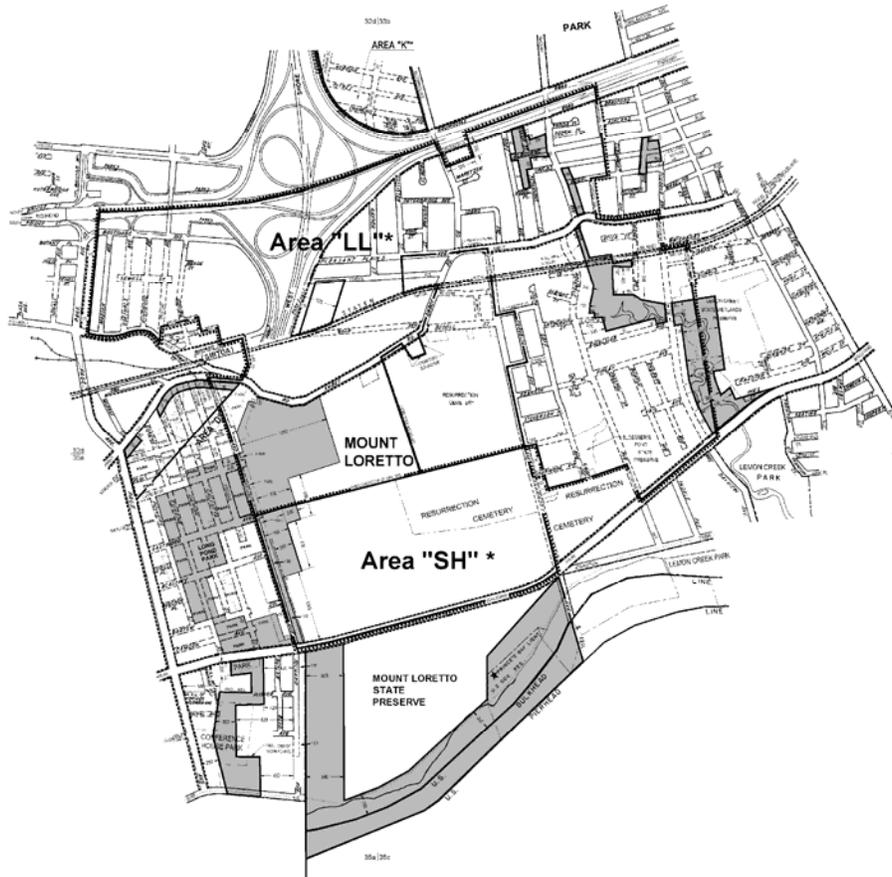


DIAGRAM SHOWING PROPOSED CHANGE TO THE SOUTH RICHMOND SPECIAL DISTRICT PLAN

On August 9, 2006, Cal. No. 10, the Commission scheduled August 23, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

**IV. CITY PLANNING COMMISSION 2006 SCHEDULE OF MEETINGS
July 1 to December 31**

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JULY	2	3	4 <small>INDEPENDENCE DAY</small>	5	6	7	8 9	
	9 <small>REVIEW SESSION</small>	10	11 <small>CPC PUBLIC MEETING</small>	12	13	14	15	
	16	17	18	19	20	21	22	
	23 <small>REVIEW SESSION</small>	24	25 <small>CPC PUBLIC MEETING</small>	26	27	28	29	
	30	31						
AUGUST			1	2	3	4	5	
	6 <small>REVIEW SESSION</small>	7	8 <small>CPC PUBLIC MEETING</small>	9	10	11	12	
	13	14	15	16	17	18	19	
	20 <small>REVIEW SESSION</small>	21	22 <small>CPC PUBLIC MEETING</small>	23	24	25	26	
27	28	29	30	31				
SEPTEMBER						1	2	
	3 <small>LABOR DAY</small>	4	5	6	7	8	9	
	10 <small>REVIEW SESSION</small>	11	12 <small>CPC PUBLIC MEETING</small>	13	14	15	16	
	17	18	19	20	21	22 <small>ROSH HASHANAH</small>	23	
24 <small>REVIEW SESSION</small>	25	26 <small>CPC PUBLIC MEETING</small>	27	28	29	30		
OCTOBER	1 <small>YOM KIPPUR</small>	2	3	4	5	6	7	
	8 <small>COLUMBUS DAY OBSERVED</small>	9 <small>*REVIEW SESSION</small>	10 <small>*CPC PUBLIC MEETING</small>	11	12	13	14	*Review Session will be held on <u>Tuesday, October 10th</u>
	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						
NOVEMBER				1	2	3	4	
	5	6	7 <small>ELECTION DAY</small>	8	9	10 <small>VETERANS DAY OBSERVED</small>	11	
	12 <small>REVIEW SESSION</small>	13	14 <small>CPC PUBLIC MEETING</small>	15	16	17	18	
	19	20	21	22	23 <small>THANKSGIVING</small>	24	25	
26	27	28	29	30				
DECEMBER						1	2	
	3 <small>REVIEW SESSION</small>	4	5 <small>CPC PUBLIC MEETING</small>	6	7	8	9	
	10	11	12	13	14	15	16 <small>1ST DAY HANUKKAH</small>	
	17 <small>REVIEW SESSION</small>	18	19 <small>CPC PUBLIC MEETING</small>	20	21	22	23	
	24 <small>31</small>	25 <small>CHRISTMAS</small>	26 <small>1ST DAY KWANZAA</small>	27	28	29	30	

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.