

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 10, 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 020286 ZSX	10	Scheduled to be Heard 9/24/03	17	C 030127 PQK	16	Favorable Report Adopted
2	C 030491 HAM	11	“ ”	18	C 030474 HAK	16	“ ”
3	C 030535 HAM	11	“ ”	19	C 030436 ZMM	9	10 “ ”
4	C 030460 HAM	11	“ ”	20	C 030192 ZSM	5	“ ”
5	C 030433 MMQ	14	“ ”	21	C 030475 HUM	11	“ ”
6	C 030509 HUQ	14	“ ”	22	C 030441 HAM	11	“ ”
7	C 030510 ZMQ	14	“ ”	23	C 030479 HAM	11	“ ”
8	C 030511 HAQ	14	“ ”	24	C 030131 ZSM	2	“ ”
	NOTICE	14	“ ”	25	N 030469 ZAM	2	Authorization Approved
9	C 030533 HAX	1	Hearing Closed	26	N 030404 ZRM	7	Favorable Report Adopted
10	N 000618 NPX	8	“ ”	27	C 030251 PCQ	2	“ ”
11	C 030527 PQK	7	“ ”				
12	N 030489 ZRM	2	Hearing Continued				
13	C 030490 ZSM	2	“ ”				
14	C 030467 ZMX	10	Favorable Report Adopted				
15	N 030468 ZRX	10	“ ”				
16	C 030534 HAX	6	“ ”				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		14	15	16	17	18	19	20	21	22	23	24	25	26	27	
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Angela M. Battaglia	A															
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	P	Y	Y	Y	Y	R	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alexander Garvin	P	AB	AB	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Joseph B. Rose	P	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	AB	Y	Y	
Dolly Williams, Commissioners	P	Y	Y	Y	Y	R	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 11:15 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 10, 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. 17]

Prepared by Rosa R. Romero, Calendar Officer

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

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

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

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

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

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

B
CITY PLANNING COMMISSION

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

AMANDA M. BURDEN, *AICP, Chair*

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

ANGELA M. BATTAGLIA

IRWIN G. CANTOR, P.E.

ANGELA R. CAVALUZZI, R.A.

RICHARD W. EADDY

ALEXANDER GARVIN

JANE D. GOL

CHRISTOPHER KUI

JOHN MEROLO

KAREN A. PHILLIPS

JOSEPH B. ROSE

DOLLY WILLIAMS, *Commissioners*

ROSA R. ROMERO, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, SEPTEMBER 10, 2003

Roll Call; approval of minutes	1
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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 September 24, 2003 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

SEPTEMBER 10, 2003

APPROVAL OF MINUTES OF Regular Meeting of August 27, 2003

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 24, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK

BOROUGH OF THE BRONX

No. 1

CD 10

C 020286 ZSX

IN THE MATTER OF an application submitted by Providence Rest Nursing Home pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-90 of the Zoning Resolution **to allow a 4-story enlargement to an existing nursing home with no increase in the total number of beds on property located at 1150, 1200 and 1208 Stadium Avenue a.k.a. 3310 Campbell Drive** (Block 5409, Lots 2, 84, 100 and 133), in an R2 District.

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

Resolution for adoption scheduling September 24, 2003 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

CD 11

C 030491 HAM

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 55, 57-59, 61-63 and 65-69 East 110th Street, Site 25B within the Milbank Frawley Circle East Urban Renewal Area (Block 1616, Lots 24, 25, 26 and 28), 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 a five-story building, tentatively known as Edwin Gould Residence, with approximately 52 units for homeless young adults aging out of foster care, to be developed through the New York State Homeless Housing Assistance Program.

Resolution for adoption scheduling September 24, 2003 for a public hearing.

No. 3

CD 11

C 030535 HAM

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 121-123, 125-127, 129 and 133 East 115th Street (Block 1643, Lots 10, 12-14), 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 a five-story building, tentatively known as XXXX XXXX, with approximately 44 units for women and children who are mobility, visually or hearing impaired.

Resolution for adoption scheduling September 24, 2003 for a public hearing.

No. 4

CD 11

C 030460 HAM

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 332, 336-38, 340 and 342 East 119th Street (Block 1795, Lots 39, 37, 36 and 35) and 325-341 East 119th Street (Block 1796, Lots 113, p/o 13, 14-19 and 117), 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, through HPD's Cornerstone Program, of approximately 110 units of condominium housing in two buildings.

Resolution for adoption scheduling September 24, 2003 for a public hearing.

BOROUGH OF QUEENS

Nos. 5, 6, 7, and 8

(Applications for an amendment to the Zoning and City Maps, designation as an Urban Development Action Area and Project, disposition of property, and a 2nd Amendment to the Arverne Urban Renewal Plan)

No. 5

CD 14

C 030433 MMQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Sections 197-c and 199 of the New York City Charter and section 5-430 *et. seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of streets;
- the establishment of streets;
- the re-alignment of streets;
- the elimination, discontinuance and closing of parkland;
- the establishment of park additions;
- the elimination, modification and delineation of easements;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

within the Arverne Urban Renewal Area, generally bounded by: Beach 32nd Street to the east, the Atlantic Ocean to the south, Beach 74th and Beach 84th Streets to the west and Beach Channel Drive and Rockaway Freeway to the north, in accordance with map No. 4974 dated June 12, 2003 and signed by the Borough President.

Resolution for adoption scheduling September 24, 2003 for a public hearing.

No. 6

CD 14

C 030509 HUQ

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 2nd amendment to the Arverne Urban Renewal Plan for the Arverne Urban Renewal Area.

The proposed plan:

1. Conforms to current HPD language, terminology and methodology.
2. Places restrictions on the total amount of residential units and commercial space.
3. Enhances the protection for the natural resources in this environmentally sensitive area by designating open space sites for nature preserves along the oceanfront and in the central park.
4. Implements some elements of the 1990-approved but not filed City map change (900151MMQ) as well as other necessary modifications. These changes include demapping, reconfiguring, realigning and mapping new streets in the urban renewal area.
5. Removes all previously designated "Q" and "X" parcels from the Plan.
6. Modifies site numbers to reflect the current development plan.

Resolution for adoption scheduling September 24, 2003 for a public hearing.

No. 7

CD 14

C 030510 ZMQ

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 Nos. 30c and 31a:**

1. **eliminating from an existing R6 District a C2-4 District which was previously established on a street system pursuant to mapping application (C900151MMQ) but which was never certified and filed, bounded by:**
 - a. Beach 73rd Street, the southerly street line of Beach 70th Street and its westerly and easterly prolongations, the southerly boundary line of a park, the westerly street line of Beach 67th Street, a line 100 feet northerly of Oceanview Boulevard, the southerly prolongation of Beach 57th Street, Arverne Boulevard, Beach 56th Street, Oceanview Boulevard, Beach 56th Place, a line 200 feet southerly of Oceanview Boulevard, Beach 59th Street, a line 100 feet southerly of Oceanview Boulevard, a line midway between Beach 61st Street and Beach 62nd Street,

Breakers Avenue, Beach 62nd Street, a line perpendicular to the westerly street line of Beach 62nd Street and passing through the point of Curvature at the cul-de-sac, a line 100 feet westerly of Beach 62nd Street, a line 100 feet southerly of Oceanview Boulevard, Beach 65th Street, the northerly street line of Heron Park North and its easterly and westerly prolongations, a line 100 feet easterly of Beach 69th Street, a line perpendicular to the westerly street line of Beach 69th Street and passing through the point of curvature at the cul-de-sac, a line 100 feet westerly of Beach 69th Street, a line 100 feet southerly and easterly of Oceanview Boulevard, a line 520 feet southerly of Rockaway Beach Boulevard and its easterly prolongation, a line 100 feet westerly of Oceanview Boulevard, Rockaway Beach Boulevard, a line 100 feet westerly of Beach 73rd Street, and the southerly boundary line of a park and its easterly prolongation;

- b. Arverne Boulevard, Beach 54th Street, a line 100 feet northerly of Oceanview Boulevard, Beach 47th Street, Oceanview Boulevard, and Beach 56th Street; and
 - c. a line 100 feet northerly of Oceanview Boulevard, Beach 38th Street, Rockaway Beach Boulevard and its northeasterly centerline prolongation, Seagirt Boulevard, Beach 32nd Street, the westerly centerline prolongation of Seagirt Avenue, Beach 35th Street, the northerly boundary line of a park, a line 100 feet westerly of Beach 35th Street, a line 100 feet southerly of Oceanview Boulevard, Beach 38th Street (Duke Kahanamoku Way), a line 175 feet southerly of Oceanview Boulevard, a line 100 feet easterly of Beach 41st Street, the southerly street line of Beach 41st Street and its easterly and westerly prolongation, a line 100 feet westerly of Beach 41st Street, a line 100 feet southerly of Oceanview Boulevard, a line 150 feet easterly of Beach 47th Street, a line 180 feet southerly of Oceanview Boulevard, and Beach 47th Street;
2. ****changing from an R6 District to a C4-4 District** property bounded by Shore Front Parkway, Beach 35th Street, the easterly centerline prolongation of Beach Channel Drive, Seagirt Boulevard, Beach 32nd Street, a line 100 feet southerly of Shore Front Parkway, the southerly centerline prolongation of B. 36th Street, Rockaway Beach, and Beach 44th Street and its southerly centerline prolongation; and
 3. ****changing from an M1-1 District to an R6 District** property bounded by a line 100 feet southerly of Beach Channel Drive, Beach 73rd Street, the southerly boundary of a former park and its easterly and westerly prolongation, and Beach 77th Street; and
 4. ****establishing within an existing R6 District a C2-4 District** bounded by:

- a. a line 100 feet northerly of Rockaway Beach Boulevard, Beach 79th Street, Rockaway Beach Boulevard, and Beach 80th Street;
- b. the southerly street line of Beach 70th Street and its easterly and westerly prolongations, the southerly boundary line of a park, Beach 67th Street, a line 540 feet southerly of Beach Channel Drive, Beach 66th Street, a line 75 feet northerly of Rockaway Beach Boulevard, the southerly centerline prolongation of Beach 57th Street, Arverne Boulevard, Beach 54th Street, a line 85 feet northerly of Shore Front Parkway, Beach 38th Street, Rockaway Beach Boulevard and its northeasterly centerline prolongation, Beach 35th Street, Shore Front Parkway, Rockaway Beach Boulevard, and Beach 73rd Street;
- c. Rockaway Beach Boulevard, Beach 67th Street, Beach Front Road, and Beach 69th Street;
- d. Rockaway Beach Boulevard, Beach 56th Place, a line 200 feet southerly of Rockaway Beach Boulevard, and Beach 59th Street; and
- e. a line 100 feet southerly of Shore Front Parkway, Beach 34th Street, New Street, a line 100 feet easterly of Beach 35th Street, Ocean Front Road, the southerly centerline prolongation of Beach 36th Street, a line 100 feet northerly of Ocean Front Road, and a line 100 feet westerly of Beach 35th Street;

as shown on a diagram (for illustrative purposes only) dated June 16, 2003.

**Note: streets and parks are either existing or proposed to be established, realigned or eliminated pursuant to related mapping application (C 030433 MMQ).

Resolution for adoption scheduling September 24, 2003 for a public hearing.

No. 8

CD 14

C 030511 HAQ

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 123 parcels within the Arverne 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.

A list and description of the properties can be seen in the Queens Office of the Department of City Planning, 120-55 Queens Boulevard, Room 201, Kew Gardens, NY 11424.

Resolution for adoption scheduling September 24, 2003 for a public hearing.

NOTICE

On Wednesday, September 24, 2003, at 10:00 a.m., in Spector Hall on the first floor of 22 Reade Street in Manhattan, a public hearing is being held by the Department of Housing Preservation and Development in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an amendment to the Arverne Urban Renewal Plan; an amendment to the City Map involving the mapping, demapping, and alteration of streets and parks; a zoning map amendment to change from an R6 zoning district to an R6/C2-4 district, from R6/C2-4 to R6, from M1-1 to R6, from R6 and R6/C2-4 to C4-4, and establish an R6 zoning district on demapped park; a UDAAP designation and project approval pursuant to Article 16 of the General Municipal Law; and the disposition of City-owned property in the area generally bounded by Beach 84th Street, Beach Channel Drive/Rockaway Beach Boulevard, Beach 32nd Street, and the Rockaway Beach Boardwalk in the Arverne area of Community District 14 in Queens.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 02HPD004Q.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 9

CD 1

C 030533 HAX

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 401 East 156th Street, 750, 752, 758 and 762 Melrose Avenue, 410 East 157th Street, 418-20 East 157th Street, 413 and 409 East 156th Street, part of Site 5 within the Melrose Commons Urban Renewal Area (Block 2378, Lots 1, 3, 4, 7, 9, 12, 13, 40 and 42), 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 a nine story residential building, tentatively known as Palacio del Sol, with approximately 124 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 August 27, 2003, Cal. No. 1, the Commission scheduled September 10, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 8

N 000618 NPX

PUBLIC HEARING:

IN THE MATTER OF a plan concerning Community District 8 in the Bronx, submitted by Community Board 8, for consideration under the rules for the processing of plans pursuant to Section 197-a of the New York City Charter. The proposed plan is called, “**CD 8 2000: A River to Reservoir Preservation Strategy. A 197-a Community Plan for Bronx Community District 8.**”

The proposed plan can be reviewed at the Department of City Planning, 22 Reade Street, Room 6N, New York, New York 10007.

(On August 27, 2003, Cal. No. 2, the Commission scheduled September 10, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 11

CD 7

C 030527 PQK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 4023 First Avenue and 80 39th Street (Block 706, Lots 24 and 101), Brooklyn, for the realignment of a rail line.

(On August 27, 2003, Cal. No. 3, the Commission scheduled September 10, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

The City Planning Commission expects to continue the public hearings on public hearings on Calendar items 12 and 13 (N 030489 ZRM and C 030490 ZSM) concerning an amendment to the Zoning Resolution and a special permit relating to a proposed development at 465 Broadway, a.k.a. 106-112 Grand Street Community District 2, Borough of Manhattan. The hearings would be continued to September 24, 2003. If you wish to speak on these items, it is suggested that testimony be given on September 24 since those who testify on September 10 will not be able to testify a second time on September 24.

Nos. 12 and 13

(Applications for an amendment to the Zoning Resolution and for the grant of a special permit to facilitate construction of a residential building with retail use)

No. 12

CD 2

N 030489 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by WXIV/Broadway Grand Realty, 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 4, Section 74-712 (Developments in Historic Districts) **to permit within Historic Districts the modification of use regulations on certain zoning lots located in M1-5A and M1-5B Districts.**

Matter in Underline is new, to be added;

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

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

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

* * *

74-712

Developments in Historic Districts

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit:

- (a) in M1-5A and M1-5B Districts, the modification of #use# regulations for any #development# on a #zoning lot# that is vacant, #land with minor improvements# or where not more that twenty percent of the #lot area# is occupied by existing #buildings#, provided that such #use# modifications shall have minimal adverse effects on the conforming #uses# in the surrounding area.; and

- (b) ~~in~~ all districts, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, ~~that lies within a Historic District designated by the Landmarks Preservation Commission, the City Planning Commission~~ may permit the modification of #bulk# regulations, except #floor area ratio# regulations, provided that such #bulk# modifications shall:
- (a) (1) ~~shall~~ not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and
- (b) (2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

* * *

(On August 27, 2003, Cal. No. 4, the Commission scheduled September 10, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 2

C 030490 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by WXIV/Broadway Grand Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-712** of the Zoning Resolution **to modify the use regulations for a proposed development on a zoning lot where not more than twenty percent of the lot area is occupied by existing buildings to allow retail use (Use Group 6 uses) and/or residential use (Use Group 2 uses) on the ground floor and cellar and to allow residential use (Use Group 2 uses) on the 2nd through 14th floors of a proposed 14-story building on property located at 465 Broadway a.k.a. 106-112 Grand Street (Block 474, Lots 38,49 and 1101-1102), in the SoHo Cast Iron Historic District, within an M1-5B.**

** Note: Section 74-712 is proposed to be changed under a related application (N 030489 ZRM) for an amendment of the Zoning Resolution.

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 August 27, 2003, Cal. No. 5, the Commission scheduled September 10, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

Nos. 14 and 15

(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. 14

CD 10

C 030467 ZMX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 4c and 4d,**

1. eliminating from an existing R3-2 District a C1-2 District bounded by:
 - a. Reville Street, a line 100 feet easterly of City Island Avenue, a line 125 feet southerly of Tier Street, and City Island Avenue; and
 - b. Carroll Street, a line 100 feet easterly of City Island Avenue, Schofield Street, and a line 100 feet westerly of City Island Avenue;
2. eliminating from an existing R3-2 District a C2-2 District bounded by Schofield Street, City Island Avenue, Centre Street, and a line 100 feet westerly of City Island Avenue;
3. changing from an R3-2 District to an R2 District property bounded by King Avenue and its northerly prolongation, Long Island Sound, a line 100 feet northerly of Cross Street, a line 100 feet easterly of Minnieford Avenue, Cross Street, Minnieford Avenue, Kilroe Street, a line midway between Minnieford Avenue and King Street, and a line 50 feet southerly of Terrace Street;
4. changing from an R3-2 District to an R3A District property bounded by Long Island Sound, King Avenue and its northerly prolongation, a line 50 feet southerly of Terrace Street, a line midway between Minnieford Avenue and King Avenue, Kilroe

Street, Minnieford Avenue, Cross Street, a line 100 feet easterly of Minnieford Avenue, a line 100 feet northerly of Cross Street, Long Island Sound, the centerline of former Tier Street and its easterly prolongation, Fordham Place, a line 100 feet northerly of Fordham Street, a line 80 feet easterly of King Avenue, Fordham Street, Fordham Place, a line 100 feet northerly of Carroll Street, a line 100 feet easterly of Minnieford Avenue, Carroll Street, a line 575 feet easterly of City Island Avenue, a line 100 feet southerly of Carroll Street, a line 475 feet easterly of City Island Avenue, Schofield Street, a line 504 feet easterly of City Island Avenue, a line 100 feet southerly of Schofield Street, a line 354 feet easterly of City Island Avenue, Schofield Street, a line 328 feet easterly of City Island Avenue, a line 100 feet southerly of Schofield Street, a line 240 feet easterly of City Island Avenue, Schofield Street, City Island Avenue, a line 150 feet northerly of Pilot Street, a line 100 feet easterly of City Island Avenue, Pilot Street, a line 150 feet easterly of City Island Avenue, the easterly prolongation of Marine Street, a line 275 feet easterly of City Island Avenue, a line midway between Horton Street and Marine Street and its easterly prolongation, Long Island Sound, Eastchester Bay, a line 290 feet northerly of Ditmars Street, Hunter Avenue, a line 250 feet northerly of Ditmars Street, City Island Avenue, Beach Street, Eastchester Bay, Sutherland Street and its westerly prolongation, Minnieford Avenue, Terrace Street, and a line perpendicular to the northerly street line of Terrace Street distant 100 feet easterly of the westerly terminus of the northerly street line of Terrace Street;

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

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

(On July 23, 2003, Cal. No. 4, the Commission scheduled August 13, 2003 for a public hearing. On August 13, 2003, Cal. No. 21, the hearing was closed.)

For consideration.

No. 15

CD 10

N 030468 ZRX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article XI, Chapter 2 (Special City Island District).

Matter in underline is new, to be added

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

Matter within # # is defined in Section 12-10

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

Article XI - Special Purpose Districts

Chapter 2

Special City Island District

* * *

112-07

Special Use Regulations

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

* * *

112-074

Ground floor use restrictions on certain blocks

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

112-074 075

Uses permitted in M1 Districts

* * *

112-10

SPECIAL HEIGHT BULK REGULATIONS

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

- ~~(a) the distribution of the #bulk# of a #development# or #enlargement# permits adequate access of light and air to the surrounding #streets# and properties and does not impair the views of and to the water.~~
- ~~(b) the modification of the building height permits better site planning and distribution of #open space#; and~~
- ~~(c) the height of the new #development# or #enlargement# does not exceed 50 feet.~~

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

112-101

Special open space, lot coverage and floor area ratio regulations

In R3A Districts, and in C1 and C2 Districts mapped within R3A Districts, and in C3 Districts, the provisions of Section 23-141 (In R1, R2, R3, R4 and R5 Districts) shall not apply. In lieu thereof, the maximum #floor area ratio# for a #residential use# shall be .50. Such #floor area ratio# may be increased by up to 20 percent provided that any such increase in #floor area# is located under a sloping roof which rises at least 7 inches in vertical distance for each foot of horizontal distance. In addition, the permitted #floor

area# of a #single- or #two-family detached# or #semi-detached residence developed# after (effective date of amendment) may be increased by 100 square feet if at least one enclosed #accessory# off-street parking space is provided in a garage located in the #side lot ribbon# pursuant to Section 23-12(f)(Permitted Obstructions in Open Space), 23-441 (Location of garages in side yards of corner lots) or 23-442 (Location of garages in side yards of other zoning lots).

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

112-102
Special floor area regulations for mixed buildings

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

112-103
Special height and setback regulations

The underlying height and setback regulations shall apply, except that no new #development# or #enlargement# shall exceed a height limit of 35 feet, and the height of all #buildings or other structures# shall be measured from the #base plane#. Such height and setback regulations may be modified only by authorization or special permit of the City Planning Commission, as applicable, pursuant to Sections 112-106 or 112-107.

112-104
Special transparency requirements along City Island Avenue

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

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

112-105

Authorization for multiple buildings on a single zoning lot

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

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

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

112-106

Authorization for modification of height and setback regulations

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

- (a) the distribution of the #bulk# of a #development# or #enlargement# permits adequate access of light and air to the surrounding #streets# and properties and does not impair the views of and to the water.

- (b) the modification of the building height permits better site planning and distribution of #open space#: and
- (c) the height of the new #development# or #enlargement# does not exceed 35 feet.

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

112-107
Special permit for modification of height and setback regulations

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

- (a) the distribution of the #bulk# of a #development# or #enlargement# permits adequate access of light and air to the surrounding #streets# and properties and does not impair the views of and to the water.
- (b) the modification of the building height permits better site planning and distribution of #open space#: and
- (c) the height of the new #development# or #enlargement# does not exceed 50 feet.

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

* * *

112-12
Special Parking Regulations

* * *

~~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. On August 13, 2003, Cal. No. 22, the hearing was closed.)

For consideration.

No. 16

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 178th 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 178th 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.

(On August 13, 2003, Cal. No. 1, the Commission scheduled August 27, 2003 for a public hearing. On August 27, 2003, Cal. No. 6, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 17

CD 16

C 030127 PQK

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 774 Saratoga Avenue (Block 3568, Lot 1), Brooklyn, for continued use as a day care center.

(On July 23, 2003, Cal. No. 6, the Commission scheduled August 13, 2003 for a public hearing. On August 13, 2003, Cal. No. 8, the hearing was closed.)

For consideration.

No. 18

CD 16

C 030474 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property generally located at Prospect Place between Howard and Saratoga avenues (Block 1463, Lot 1), Site 110D within the Ocean Hill Urban Renewal Area, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of commercial space and approximately 138 units of housing in three-and four-story townhouses, as a component of the Prospect Plaza Apartments project, to be developed with federal HOPE VI funding.

(On July 23, 2003, Cal. No. 10, the Commission scheduled August 13, 2003 for a public hearing. On August 13, 2003, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 19

CDs 9, 10

C 030436 ZMM

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

- 1. changing from an R7-2 District to an R7A District property bounded by:**
 - a. West 111th Street, a line 100 feet westerly of Frederick Douglass Boulevard, a line 100 feet west of St. Nicholas Avenue, West 122nd Street, Manhattan Avenue, West 120th Street, a line 100 feet easterly of Morningside Avenue, West 115th Street, Manhattan Avenue, West 114th Street, Morningside Avenue, and Manhattan Avenue; and
 - b. West 111th Street, a line 100 feet westerly of Adam Clayton Powell Jr. Boulevard, West 123rd Street, a line 200 feet westerly of Adam Clayton Powell Jr. Boulevard, a line midway between West 123rd Street and West 124th Street, a line 100 feet easterly of Frederick Douglass Boulevard, a line 100 feet east of St. Nicholas Avenue, West 120th Street, and a line 100 feet easterly of Frederick Douglass Boulevard ;
- 2. changing from an R7-2 District to an R7B District property bounded by** West 120th Street, Manhattan Avenue, a line midway between West 123rd Street and West 124th Street, and a line 100 feet easterly of Morningside Avenue;
- 3. changing from an R7-2 District to an R8A District property bounded by** a line midway between Central Park North and West 111th Street and its westerly prolongation, Adam Clayton Powell Jr. Boulevard, West 111th Street, a line 100 feet easterly of Frederick Douglass Boulevard, West 120th Street, a line 100 feet east of St. Nicholas Avenue, a line 100 feet easterly of Frederick Douglass Boulevard, a line midway between West 123rd Street and West 124th Street, Frederick Douglass Boulevard, West 122nd Street, St. Nicholas Avenue, a line midway between West 123rd Street and West 124th Street, Manhattan Avenue, West 122nd Street, a line 100 feet west of St. Nicholas Avenue, a line 100 feet westerly of Frederick Douglass Boulevard, West 111th Street, and Frederick Douglass Boulevard;
- 4. changing from an R7-2 District to a C4-4D District property bounded by** a line midway between West 123rd Street and West 124th Street, St. Nicholas Avenue,

Hancock Place, West 124th Street, and a line 100 feet westerly of Morningside Avenue;

5. **changing from an R8 District to an R8A District property bounded by:**
 - a. Central Park North and its westerly prolongation, Adam Clayton Powell Jr. Boulevard, a line midway between Central Park North and West 111th Street and its westerly prolongation, and the southerly center line prolongation of Frederick Douglass Boulevard; and
 - b. West 114th Street, Manhattan Avenue, West 115th Street, a line 100 feet easterly of Morningside Avenue, West 124th Street, and Morningside Avenue ;
6. **changing from a C4-4 District to a C4-4D District property bounded by** West 122nd Street, Frederick Douglass Boulevard, a line midway between West 123rd Street and West 124th Street, a line 175 feet westerly of Frederick Douglass Boulevard, West 124th Street, Hancock Place, and St. Nicholas Avenue; and
7. **establishing within the proposed R7A District a C1-4 District bounded by** a line midway between West 115th Street and West 116th Street, a line 100 feet westerly of Frederick Douglass Boulevard, a line midway between West 116th Street and West 117th Street, and Manhattan Avenue;

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

(On July 23, 2003, Cal. No. 11, the Commission scheduled August 13, 2003 for a public hearing. On August 13, 2003, Cal. No. 13, the hearing was closed.)

For consideration.

No. 20

CD 5

C 030192 ZSM

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

1. **Sections 81-25 and 81-27 to allow the reduction of the required daylight evaluation**

score;

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

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

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

(On July 23, 2003, Cal. No. 12, the Commission scheduled August 13, 2003 for a public hearing. On August 13, 2003, Cal. No. 14, the hearing was closed.)

For consideration.

Nos. 21 and 22

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

No. 21

CD 11

C 030475 HUM

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

The proposed plan;

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

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

(On July 23, 2003, Cal. No. 13, the Commission scheduled August 13, 2003 for a public hearing. On August 13, 2003, Cal. No. 15, the hearing was closed.)

For consideration.

No. 22

CD 11

C 030441 HAM

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 91-93 East 116th Street; 1648-50 Park Avenue; and 66-72 East 117th Street, Site 35B within the Milbank-Frawley Circle East Urban Renewal Area (Block 1622, Lots 31, 32, 37, 38, 40, 41 and 42), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

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

(On July 23, 2003, Cal. No. 14, the Commission scheduled August 13, 2003 for a public hearing. On August 13, 2003, Cal. No. 16, the hearing was closed.)

For consideration.

No. 23

CD 11

C 030479 HAM

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 249 East 105th Street (Block 1655, Lot 19), as an Urban Development Action Area;

- b) an Urban Development Action Area Project for such area; and
- 4) 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. On August 13, 2003, Cal. No. 17, the hearing was closed.)

For consideration.

Nos. 24 and 25

**(Applications for the grant of a special permit and authorization
to allow an attended public parking garage at 106 Mott Street)**

No. 24

CD 2

C 030131 ZSM

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

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

(On July 23, 2003, Cal. No. 16, the Commission scheduled August 13, 2003 for a public hearing. On August 13, 2003, Cal. No. 18, the hearing was closed.)

For consideration.

No. 25

CD 2

N 030469 ZAM

IN THE MATTER OF an application submitted by Mott Street Joint Venture pursuant to Section 109-514 of the Zoning Resolution **for the grant of an authorization** to modify the following Sections of the Zoning Resolution:

- Section 109-112: to allow Use Group 8C (public parking garage) use;
- Section 109-21: to allow a public parking garage use, a use not listed in Section 109-211 (Use Group LI) on a portion of the ground floor and to allow the entrance of such use to occupy a street frontage wider than 25 feet; and
- Section 109-124: to allow the maximum height of a new building to exceed 75 feet above the curb level;

within the Special Little Italy District (Area A and Area A-1), to facilitate the development of a seven story plus mezzanine mixed building with a 154 spaces attended public parking garage on portion of the first floor, cellar and sub-cellar located at 106 Mott Street (Block 204, Lot 10), in a C6-2G District, Borough of Manhattan, Community District 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.

No. 26

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.

(On August 13, 2003, Cal. No. 5, the Commission scheduled August 27, 2003 for a public hearing. On August 27, 2003, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 27

CD 2

C 030251 PCQ

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

(On July 23, 2003, Cal. No. 17, the Commission scheduled August 13, 2003 for a public hearing. On August 13, 2003, Cal. No. 7, the hearing was closed.)

For consideration.
