

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, OCTOBER 19, 2005
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

**Yvette V. Gruel, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 050361 PQX	12	NCNW CHILD DEVELOPMENT CENTER	Scheduled to be Heard 11/2/05
2	C 050074 MMX	4	BRONX TERMINAL MARKET GATEWAY CENTER	" "
3	C 050529 ZMX	4	" "	" "
4	C 050530 ZSX	4	" "	" "
5	C 050531 ZSX	4	" "	" "
6	C 050532 ZSX	4	" "	" "
7	C 050533 ZSX	4	" "	" "
8	C 050534 ZSX	4	" "	" "
9	C 050539 PPX	4	" "	" "
10	C 060084 ZMX	12	OLINVILLE REZONING/R5A TEXT AMENDMENT	" "
11	C 060083 ZRY	CW	" "	" "
12	C 050049 ZMX	10	3924 EAST TREMONT AVENUE REZONING	" "
13	C 050447 HAK	4	GATES PLAZA	" "
14	C 020615 ZMM	11	METROPOLIS STUDIOS	" "
15	C 060033 ZMM	10	CORNERSTONE PROJECT SITE 10	" "
16	C 060034 HAM	10	" "	" "
17	C 060055 ZMQ	7	WHITESTONE REZONING	" "

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

MEETING ADJOURNED AT: 11:55 A.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, OCTOBER 19, 2005
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

**Yvette V. Gruel, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 060061 ZMR	1	CASTLETON REZONING	Scheduled to be Heard 11/02/05
19	C 060062 ZMR	2	NEW DORP LANE REZONING	" "
20	C 060063 ZMR	3	ARTHUR KILL ROAD/RICHMOND AVENUE REZONING	" "
21	N 060066 ZRR	1, 2, 3	LOWER DENSITY COMMERCIAL TEXT AMENDMENT	" "
22	C 050494 ZSR	3	OMNIPOINT TELECOMMUNICATIONS TOWER	" "
23	C 050502 HAX	3	PARKVIEW COMMONS II	Favorable Report Adopted
24	N 060053 ZRK	7	SOUTH PARK SLOPE REZONING AND TEXT AMENDMENT	" "
25	C 060054 ZMK	7	" "	" "
26	M 050272 ZMK	15	KNAPP STREET	" "
27	C 050460 HAM	10	LENOX POWELL APARTMENTS	" "
28	C 050492 ZSM	4	HIGHLINE TOWERS GARAGE	" "
29	C 050483 HAM	11	EAST 115 TH STREET CORNERSTONE PROJECT	" "
30	C 050210 ZSM	2	525 BROOME STREET	" "
31	C 050145 ZMR	3	BAY TERRACE REZONING	" "
32	C 050180 ZMR	3	OAKWOOD REZONING	" "
33	N 000212 ZAR	1	79 HOWARD AVENUE	Authorization Approved
34	N 030350 ZAR	1	CORSON AVENUE	" "

COMMISSION ATTENDANCE:	Present (P)	COMMISSION VOTING RECORD:												
	Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R									
Calendar Numbers:														

Amanda M. Burden, AICP, Chair														
Kenneth J. Knuckles, Esq., Vice Chairman														
Angela M. Battaglia														
Irwin Cantor, P.E.														
Angela R. Cavaluzzi, R.A.														
Alfred C Cerullo, III														
Richard W. Eaddy														
Jane D. Gol														
Lisa Gomez														
Christopher Kui														
John Merolo														
Karen A. Phillips														
Dolly Williams, Commissioners														

MEETING ADJOURNED AT:

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, OCTOBER 19, 2005

MEETING AT 10:00 A.M. AT SPECTOR HALL

22 READE STREET

NEW YORK, NEW YORK



Michael R. Bloomberg, Mayor

City of New York

[No. 22]

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, OCTOBER 19, 2005

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	41
III. Public Hearings	62
IV Schedule Of Meetings: July 1, 2005 - December 31, 2005.....	70
V Schedule Of Meetings: January 1, 2006 - July 31, 2006	71

**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 November 2, 2005 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____
 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

OCTOBER 19, 2005

APPROVAL OF MINUTES OF Regular Meeting of September 28, 2005

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, NOVEMBER 2, 2005**

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

BOROUGH OF THE BRONX

No. 1

NCNW CHILD DEVELOPMENT CENTER

CD 12

C 050361 PQX

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 4035 White Plains Road (Block 4829, Lot 6), Bronx, for continued use as a day care center.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

Nos. 2, 3, 4, 5, 6, 7, 8 & 9

BRONX TERMINAL MARKET GATEWAY CENTER

No. 2

CD 4

C 050074 MMX

IN THE MATTER OF an application, submitted by the Economic Development Corporation (EDC) and the Bronx Terminal Market (BTM) Development Partners, LLC 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 E. 150th Street between River Avenue and Major Deegan Boulevard (a.k.a., Exterior Street);
- the elimination, discontinuance and closing of E. 151st Street between River Avenue and Cromwell Avenue;
- the elimination, discontinuance and closing of Cromwell Avenue between Major Deegan Boulevard and the Metro North right of way;
- the extinguishment of a sewer easement;
- the adjustment of grades; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13105 dated June 7, 2005 and signed by the Borough President.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

No. 3

CD 4

C 050529 ZMX

IN THE MATTER OF an application submitted by BTM Development Partners, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 6a, changing from an M2-1 to a C4-4 District property bounded by** a line 1120 feet southerly of Macombs Dam Bridge and its easterly prolongation, Gateway Center Boulevard/Major Deegan Expressway, the northeasterly boundary line of the Metro North Rail Road Right-Of-Way, River Avenue, East 149th Street, Gateway Center Boulevard/Major Deegan Expressway, a line 600 feet northerly of East 149th Street, and the U.S. Pierhead and Bulkhead Line, as shown on a diagram (for illustrative purposes only) dated July 11, 2005.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

No. 4

CD 4

C 050530 ZSX

IN THE MATTER OF an application submitted by BTM Development Partners, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-512 of the Zoning Resolution **to allow a public parking garage with a maximum capacity of 2,595 spaces including 1,072 accessory spaces within a proposed 6-story garage**

building in connection with a proposed commercial development within a general large-scale development, on property generally bounded by East 149th Street, Gateway Center Boulevard/Major Deegan Expressway, and the Metro North Railroad (Block 2356, Lot 20, Block 2357, Lots 1 and 86, Block 2539, Lot 32 and p/o Lots 50 and 60, and the bed of portions of East 150th Street, Cromwell Avenue, and East 151st Street), in a C4-4 District.

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

Resolution for adoption scheduling November 2, 2005 for a public hearing.

No. 5

CD 4

C 050531 ZSX

IN THE MATTER OF an application submitted by BTM Development Partners, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-743(a) of the Zoning Resolution **to modify the height and setback regulations of Section 33-40 and to allow the distribution of the total allowable floor area without regard for zoning lot lines to facilitate a commercial development within a general large-scale development, on property generally bounded by East 149th Street, Gateway Center Boulevard/Major Deegan Expressway, and the Metro North Railroad** (Block 2356, Lot 20, Block 2357, Lots 1 and 86, Block 2539, Lot 32 and p/o Lots 50 and 60, and the bed of portions of East 150th Street, Cromwell Avenue, and East 151st Street), in a C4-4 District.

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

Resolution for adoption scheduling November 2, 2005 for a public hearing.

No. 6

CD 4

C 050532 ZSX

IN THE MATTER OF an application submitted by BTM Development Partners, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-744(c) of the Zoning Resolution **to modify the sign regulations of Section 32-60 in connection with a proposed commercial development within a general large-scale development, on property generally bounded by East 149th Street, Gateway Center**

Boulevard/Major Deegan Expressway, and the Metro North Railroad (Block 2356, Lot 20, Block 2357, Lots 1 and 86, Block 2539, Lot 32 and p/o Lots 50 and 60, and the bed of portions of East 150th Street, Cromwell Avenue, and East 151st Street), in a C4-4 District.

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

Resolution for adoption scheduling November 2, 2005 for a public hearing.

No. 7

CD 4

C 050533 ZSX

IN THE MATTER OF an application submitted by BTM Development Partners, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-53 of the Zoning Resolution **to allow an accessory group parking facility with a maximum capacity of 344 spaces on the ground floor of a proposed 2-story building in connection with a proposed commercial development within a general large-scale development, on property generally bounded by East 150th Street, Gateway Center Boulevard/Major Deegan Expressway, an exit ramp of the Major Deegan Expressway and the U.S. Pierhead and Bulkhead Line** (Block 2539, p/o Lots 2 and 20), in a C4-4 District.

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

Resolution for adoption scheduling November 2, 2005 for a public hearing.

No. 8

CD 4

C 050534 ZSX

IN THE MATTER OF an application submitted by BTM Development Partners, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-744(c) of the Zoning Resolution **to modify the sign regulations of Section 32-60 in connection with a proposed commercial development within a general large-scale development, on property generally bounded by East 150th Street, Gateway Center Boulevard/Major Deegan Expressway, an exit ramp of the Major Deegan**

Expressway and the U.S. Pierhead and Bulkhead Line (Block 2539, p/o Lots 2 and 20), in a C4-4 District.

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

Resolution for adoption scheduling November 2, 2005 for a public hearing.

No. 9

CD 4

C 050539 PPX

IN THE MATTER OF an application submitted by the Departments of Citywide Administrative Services and Small Business Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of six (6) city-owned properties** pursuant to zoning:

BLOCK	LOT	ADDRESS
2356	20	665 River Avenue
2357	1	665 Cromwell
2357	86	700 Cromwell
2539	p/o Lot 2	69 Major William Deegan Blvd.
2539	32	59 Major William Deegan Blvd.
2539	p/o Lot 60	Major William Deegan Blvd.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

NOTICE

On Wednesday, October 19, 2005, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, 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 amendments to the Zoning Map to change a M2-1 zoning district to C4-4; eliminate of portions of East 150th Street, East 151st Street and Cromwell Avenue; the declaration of General Large-Scale Districts on the east and west sides of Exterior Street; a special permit under ZR Section 74-744 for signs; and authorizations and certification to waive or modify certain provisions of the waterfront regulations; to facilitate the construction of retail buildings, including parking garages and a hotel, on a site generally bounded

by the Metro North Railroad tracks, River Avenue, East 149th Street, and the Harlem River in the Bronx Community District 4:

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 04DME017X.

Nos. 10 & 11

OLINVILLE REZONING/R5A TEXT AMENDMENT

No. 10

CD 12

C 060084 ZMX

IN THE MATTER OF an application submitted by the New York City 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. 1d, 2b, 3c and 4a:**

- 1. eliminating from an existing R6 District a C1-3 District bounded by** South Oak Drive, a line perpendicular to the southerly street line of South Oak Drive distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of South Oak Drive and the westerly street line of Bronxwood Avenue, a line 100 feet southerly of South Oak Drive, and Barnes Avenue;
- 2. changing from an R5 District an R4 District property bounded by** Magenta Street, Barnes Avenue, Bartholdi Street, Bronxwood Avenue, a line 50 feet northerly of Duncan Street, a line midway between Bronxwood Avenue and Radcliff Avenue, a line 100 feet northerly of Duncan Street, Colden Avenue, Magenta Street, Bronxwood Avenue, a line 100 feet southwesterly of Gun Hill Road, Lurting Avenue, a line 100 feet northerly of Duncan Street, Hone Avenue, a line 100 feet northerly of Burke Avenue, Radcliff Avenue, a line 150 feet northerly of Burke Avenue, Bronxwood Avenue, a line 100 feet northerly of Chestnut Street, Barnes Avenue, a line 170 feet southerly of Bartholdi Street, Wallace Avenue, a line 100 feet southerly of Bartholdi Street, and Holland Avenue;
- 3. changing from an R5 District to an R4A District property bounded by** a line 100 feet southerly of Bartholdi Street, Wallace Avenue, a line 170 feet southerly of Bartholdi Street, Barnes Avenue, a line 100 feet northerly of Chestnut Street, Bronxwood Avenue, South Oak Drive, a line perpendicular to the southwesterly street line of South Oak Drive distant 50 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of

South Oak Drive and the easterly street line of Cruger Avenue, North Oak Drive, and Holland Avenue;

4. **changing from an R6 District to an R4A District property bounded by** South Oak Drive, a line perpendicular to the southerly street line of South Oak Drive distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of South Oak Drive and the westerly street line of Bronxwood Avenue, a line 100 feet southerly of South Oak Drive, Barnes Avenue, a line 100 feet northerly of Burke Avenue, and Wallace Avenue;
5. **changing from an R6 District to an R5 District property bounded by** Rosewood Street, a line midway between Olinville Avenue and White Plains Road, Burke Avenue, Olinville Avenue, Lester Street, a line 100 feet easterly of Olinville Avenue, Adee Avenue, Olinville Avenue, a line 100 feet northerly of Adee Avenue, a line 100 feet easterly of Barker Avenue, Lester Avenue, and Barker Avenue;
6. **changing from an R7-1 District to an R5 District property bounded by** Rosewood Street, Barker Avenue, Burke Avenue, and Bronx Boulevard;
7. **changing from an R6 District to an R5A District property bounded by:**
 - a. a line midway between East 219th Street and East 220th Street, a line 150 feet northwesterly of White Plains Road, a line 100 feet northwesterly of White Plains Road, East 213th Street, Willett Avenue, a line 350 feet southwestly of East 213th Street, a line midway between Olinville Avenue and Willett Avenue, a line 100 feet northeasterly of East 213th Street, Olinville Avenue, East 219th Street, and a line 100 feet southeasterly of Carpenter Avenue; and
 - b. Duncomb Avenue, a line 600 feet northerly of Magenta Street, a line midway between Olinville Avenue and White Plains Road, a line 100 feet northerly of Magenta Street, Olinville Avenue, Rosewood Street, and Barker Avenue;
8. **changing from an R7-1 District to an R5A District property bounded by:**
 - a. East 219th Street, Olinville Avenue, a line 100 feet southwestly of East 213th Street, a line midway between Bronx Boulevard and Olinville Avenue, a line 125 feet southwestly of East 219th Street, and the southwestly prolongation of a line 100 feet southeasterly of Carpenter Avenue; and
 - b. Duncomb Avenue, Barker Avenue, Rosewood Street, and Bronx Boulevard; and
9. **changing from an R7-1 District to an R6 District property bounded by** East 219th Street, the southwestly prolongation of a line 100 feet southeasterly of

Carpenter Avenue, a line 125 feet southwesterly of East 219th Street, a line midway between Bronx Boulevard and Olinville Avenue, a line 100 feet southwesterly of East 213th Street, Olinville Avenue, East 211th Street, and Bronx Boulevard;

as shown on a diagram (for illustrative purposes only) dated August 22, 2005.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

No. 11

Citywide

C 060083 ZRY

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 II, Chapter 3.

Matter in underline is new, to be added;

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

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

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

**ARTICLE 1
GENERAL PROVISIONS**

**Chapter 1
Title, Establishment of Controls, and Interpretation of Regulations**

* * *

**11-12
Establishment of Districts**

* * *

R5 General Residence District
R5ADetached Residence District
R5BGeneral Residence District

* * *

**Chapter 3
Bulk Regulations for Residential Buildings in Residence Districts**

* * *

**23-10
OPEN SPACE AND FLOOR AREA REGULATIONS**

* * *

**23-141
Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts**

R1 R2 R3 R4 R5

Except as otherwise provided in Section 23-144 (For non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts), in the districts indicated, the minimum required #open space# or #open space ratio#, the maximum #lot coverage# and the maximum #floor area ratio# for any #building# on a #zoning lot# shall be as set forth in the following tables:

* * *

(b)

District	Maximum #Lot Coverage# (in percent)	Minimum Required #Open Space# (in percent)	Maximum #Floor Area Ratio#
R3A R3X		governed by #yard# requirements	.50
R4A R4-1		governed by #yard# requirements	.75
R2X		governed by #yard# requirements	.85
R2A	30	70	.50
R3-1 R3-2	35	65	.50
R4	45	55	.75
R4B	55	45	.90
<u>R5A</u>		<u>governed by #yard# requirements</u>	<u>1.10</u>
R5	55	45	1.25
R5B	55	45	1.35

In addition, the following rules shall apply:

* * *

- (3) In R3-2, R4 and R5 Districts, except R4A, R4B, R4-1, R5A and R5B Districts, the permitted #floor area# of a #single-# or #two-family detached# or #semi-detached residence developed# after June 30, 1989, 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 paragraph (f) of Section 23-12 (Permitted Obstructions in Open Space), Section 23-441 (Location of garages in side yards of corner lots) or Section 23-442 (Location of garages in side yards of other zoning lots).

* * *

- (6) In R5A Districts, the permitted #floor area# of a #single-# or #two-family detached residence# may be increased by up to 300 square feet for one parking space provided such space is in a garage located in the #side lot ribbon# pursuant to Sections 23-12, paragraph (f), 23-441 or 23-442.

* * *

23-20
DENSITY REGULATIONS

* * *

23-22
Maximum Number of Dwelling Units or Rooming Units

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the maximum number of #dwelling units# or #rooming units# shall equal the maximum #residential floor area# permitted on the #zoning lot# divided by the applicable factor in the following table. In R1 through R5 Districts, no #rooming units# shall be permitted and any #dwelling unit# shall be occupied by only one #family#. Fractions equal to or greater than three-quarters resulting from this calculation shall be considered to be one #dwelling unit# or #rooming unit#.

* * *

**FACTOR FOR DETERMINING MAXIMUM NUMBER
 OF DWELLING UNITS OR ROOMING UNITS**

District	Factor for #Dwelling Units#	Factor for #Rooming Units#
	* * *	
R4A		1,280
R5		760
R4** R5** R5B		900
<u>R5A</u>		<u>1,560</u>
R5B***		1,350
	* * *	

- * for #single-# and #two-family detached# and #semi-detached residences#
- ** for #residences# in a #predominantly built-up area#
- *** for #buildings# subject to the provisions of Section 25-633 (Prohibition of curb cuts in certain districts)

23-221

Maximum number of dwelling units or rooming units for non-profit residences for the elderly

R3-2 R4 R5 R6 R7

In the districts indicated, except R4-1, R4A ~~and~~ R4B and R5A Districts, the maximum number of #dwelling units# or, where permitted, #rooming units# for #non-profit residences for the elderly#, shall equal the maximum #residential floor area# permitted on the #zoning lot# divided by the applicable factor in the following table. No #rooming units# shall be permitted in R3-2, R4 or R5 Districts. Fractions equal to or greater than three-quarters resulting from this calculation shall be considered to be one #dwelling unit# or #rooming unit#.

* * *

23-30

LOT AREA AND LOT WIDTH REGULATIONS

* * *

23-32

Minimum Lot Area or Lot Width for Residences

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except as provided in Section 23-33 (Special Provisions for Existing Small Lots), no #residence# is permitted on a #zoning lot# with a total #lot area# or #lot width# less than as set forth in the following table:

REQUIRED MINIMUM LOT AREA AND LOT WIDTH

Type of #Residence#	Minimum #Lot Area# (in sq. ft.)	Minimum #Lot Width# (in feet)	District
	* * *		
#Single-# or #two-family detached# or #zero lot line# where permitted	3,800	40	R3-1 R3-2 R4-R10
	3,325	35	R3X
	2,850	30	R4A* <u>R5A</u>
	2,375	25	R3A* R4B R4-1* R5B
Any other permitted	1,700	18	R3-R10*
	* * *		

**23-40
YARD REGULATIONS**

* * *

**23-44
Permitted Obstructions in Required Yards or Rear Yard Equivalents**

In all #Residence Districts#, the following shall not be considered obstructions when located within a required #yard# or #rear yard equivalent#:

- (a) In any #yard# or #rear yard equivalent#:

* * *

Overhangs in R4 and R5 Districts, except R4A, R4-1, R4B, ~~or~~ R5A or R5B Districts, which are that portion of a #building# above the first #story# including the #basement# which projects not more than three feet into the required 18 foot

#front yard#. In no case shall the lowest level of the projected portion be less than seven feet above the level of the #front yard# at the face of the #building#. Supports for the projected portion of any #building# are permitted obstructions within the required #front yard#, provided that the total area occupied by such supports does not exceed 15 percent of the area underneath the projected portion. No support may extend beyond the three-foot projection;

* * *

**23-45
Minimum Required Front Yards**

R1 R2 R3 R4 R5

- (a) In the districts indicated, #front yards# shall be provided as set forth in the following table, except that for a #corner lot# in an R1-2 District, one #front yard# may have a depth of 15 feet and, for a #corner lot# in an R3 District, one #front yard# may have a depth of 10 feet.

Front Yard	District
20 feet	R1
15 feet	R2 R3-1 R3-2
10 feet*	R3A R3X R4A R4-1 <u>R5A</u>
10 feet**	R4 R5
5 feet*	R4B R5B

* Except as provided in paragraphs (b) and (c) of this Section.

* * *

Furthermore, if an opening to an #accessory# off-street parking space is located within the #street wall# of a #residential building#, there shall be an open area between the opening and the #street line# which is at least 8 and 1/2 feet in width by 18 feet in depth.

R3A R3X R4A R4-1 R4B R5A R5B

- (b) For the purpose of paragraphs (b) and (c) the area between the #street line# and the front building wall of adjacent #buildings# on the same or adjoining #zoning lots# shall be considered adjacent #front yards#.

Except as provided in paragraph (c) of this Section, in the districts indicated, if adjacent #residential buildings# on the same or on adjoining #zoning lots# fronting on the same #street# have #front yards# greater than the minimum set forth in paragraph (a) of this Section, then a #front yard# shall be provided which:

- (1) in R3A, R3X, R4A, ~~or~~ R4-1, or R5A Districts is at least as deep as an adjacent #front yard#; and
- (2) in R4B or R5B Districts is no deeper than the deepest adjacent #front yard# and no shallower than the shallowest adjacent #front yard#.

However, a #front yard# need not exceed 20 feet in depth.

* * *

**23-46
Minimum Required Side Yards**

* * *

**23-461
Side yards for single- or two-family residences**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

- (a) In all districts, as indicated, for #single-family detached residences# or, where permitted, for #two-family detached residences#, #side yards# shall be provided as set forth in the table in this paragraph, except that on #corner lots# in #lower density growth management areas#, and on #corner lots# in R2A Districts, one #side yard# shall be at least 20 feet in width:

MINIMUM REQUIRED SIDE YARDS

Number Required	Required Total Width (in feet)	Required Minimum Width of any #Side Yard# (in feet)	District
2	35	15	R1-1
2	20	8	R1-2
2	13	5	R2 R2A R3-1 R3-2 R4-R10

2	10	2*	R2X R3X R4A <u>R5A</u>
1	8	0*	R3A R4-1 R4B R5B

* An open area with a minimum width of eight feet, parallel to the #side lot line#, is required along a common #side lot line# between a new #development#, #enlargement# or alteration and a #residential building# on an adjacent #zoning lot#, except that the total width of #side yards# on a #zoning lot# need not exceed 13 feet, with both #side yards# at least five feet wide. However, where an adjacent #zoning lot# has an existing #detached residence# with #side yards# totaling 13 feet in width with one #side yard# at least five feet wide, or an existing #semi-detached residence# with a #side yard# at least eight feet wide, the open area shall have a minimum width of ten feet except that the total width of #side yards# on a #zoning lot# need not exceed 13 feet, with both #side yards# at least five feet wide. Only chimneys, eaves, gutters, downspouts, open #accessory# off-street parking spaces, steps, and ramps for access by the handicapped shall be permitted obstructions in such open area and such obstructions may not reduce the minimum width of the open area by more than three feet.

* * *

**23-48
Special Provisions for Existing Narrow Zoning Lots**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except R2X, R3A, R3X, R4A, R4-1, R4B, R5A or R5B Districts, the required total width of #side yards# for a #single-family detached# or #two-family detached residence# may be reduced by four inches for each foot by which the width of a #zoning lot# is less than that required under the provisions of Section 23-32 (Minimum Lot Area or Lot Width for Residences) if such #zoning lot# consists entirely of a tract of land which:

- (a) has less than the prescribed minimum #lot width#; and
- (b) was owned separately and individually from all other adjoining tracts of land, both on December 15, 1961 and on the date of application for a building permit.

However, in no event shall the required width of a #side yard# be less than five feet.

**23-49
Special Provisions for Party or Side Lot Line Walls**

R3-1 R3-2 R4 R5

In the districts indicated, except R4A and R5A Districts, a #residence# may be constructed so as to:

- (a) utilize a party wall or party walls, or abut an independent wall or walls along a #side lot line#, existing on December 15, 1961 or lawfully erected under the terms of this Resolution; or
- (b) incorporate a straight line extension of such a wall existing on December 15, 1961 or lawfully erected under the terms of this Resolution; or
- (c) share a party wall or party walls with other #residences# being erected at the same time on an adjoining #zoning lot# or #zoning lots#.

If a #residence# is so constructed, the #side yard# requirements shall be waived along that boundary of the #zoning lot# coincident with said party wall or party walls, or independent wall or walls along a #side lot line#, and one #side yard# shall be provided along any #side lot line# of the #zoning lot# where such a wall is not so utilized, at least eight feet wide in R3-1, R3-2, R4 or R5 Districts and four feet wide in R4-1, R4B or R5B Districts.

* * *

**23-541
Within one hundred feet of corners**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except within #lower density growth management areas#, ~~and~~ R2A and R5A Districts, no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less.

**23-542
Along short dimension of block**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except within #lower density growth management areas# ~~and~~ R2A and R5A Districts, whenever a #front lot line# of a #zoning lot# coincides with all or part of a #street line# measuring less than 230 feet in length between two intersecting #streets#, no #rear yard# shall be required within 100 feet of such #front lot line#.

* * *

**23-60
HEIGHT AND SETBACK REGULATIONS**

* * *

**23-621
Permitted obstructions in certain districts**

R2A R3 R4 R4A R4-1 R5A

- (a) In the districts indicated, permitted obstructions are limited to those listed in paragraphs (b), (e) and (g) of Section 23-62 (Permitted Obstructions).

* * *

**23-63
Maximum Height of Walls and Required Setbacks**

* * *

R2A R2X R3 R4 R4A R4-1 R5A

- (b) In the districts indicated, the height and setback of a #building or other structure# shall be as set forth herein except where modified pursuant to paragraphs (g) and (h) of this Section.

For the purposes of this Section, where #base planes# of different elevations apply to different portions of a #building or other structure#, each such portion of the #building# may be considered to be a separate #building#. Furthermore, for the purposes of this Section, #building segments# may be considered to be separate #buildings# and abutting #semi-detached buildings# may be considered to be one #building#.

The perimeter walls of a #building or other structure# are those portions of the outermost walls enclosing the #floor area# within a #building or other structure# at any level and height is measured from the #base plane#. Perimeter walls are subject to setback regulations at a maximum height above the #base plane# of:

21 feet	R2A R2X R3 R4A
25 feet	R4 R4-1 <u>R5A</u>
26 feet*	R3 R4A R4-1 within #lower density growth management areas#

- * In R3, R4A and R4-1 Districts within #lower density growth management areas#, where a #base plane# is established at a #base flood elevation# higher than grade, the maximum perimeter wall height shall be 21 feet above such base flood elevation or 26 feet above grade, whichever is more.

Above these heights, sloping planes control the maximum height of the #building or other structure# requiring either a setback or a pitched roof. These planes start at the maximum permitted height of the perimeter walls and meet at a ridge line of 35 feet above the #base plane#. The exact locations of these planes are flexible and are determined in the steps set forth in paragraphs (1) through (5) as follows:

* * *

R2X R3 R4 R4A R4-1 R5A

(6) Special Situations

- (i) For convex curved perimeter walls the #building or other structure# must be within a plane curve tapering uniformly to a vertex located at a height of 35 feet. For concave curved perimeter walls, the #building or other structure# must lie within a plane curve extending from the maximum perimeter wall height to a ridge line parallel to the prolongation of the perimeter wall at the 35 foot level. Such plane curves may not exceed a pitch of 80 degrees in relation to a plane drawn parallel to the #base plane# at the maximum height of the permitted perimeter wall. (See Figure G).

* * *

R5

- (d) In the district indicated, except R5A and R5B Districts, ...

* * *

- (g) The height and setback regulations of this Section are modified as follows:

* * *

- (3) In R5 Districts, except R5A Districts, as an alternative front setback regulation for #non-profit residences for the elderly#, ...

* * *

R3-2 R4 R5

- (h) In the districts indicated, except R4A, R4B, R4-1, R5A and R5B Districts, the City Planning Commission may authorize a #building or other structure# that penetrates the height and setback regulations set forth in paragraphs (b) and (d) above except for #buildings# utilizing the optional regulations for #predominantly built-up areas#. As a condition for granting such authorizations the Commission shall find that:

* * *

23-661

Required side and rear setbacks for tall residential buildings in low bulk districts

R1 R2 R5

* * *

In an R5 District, except R5A Districts, any portion of a #residential building# bounding a #side yard# or a #rear yard# which is more than 33 feet above the level of the #base plane# shall be set back from such #side yard# line or such #rear yard line# for a distance equal to one-half the height of that portion of the #residential building# which is higher than 33 feet above the level of the #base plane#.

* * *

23-80

COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES

* * *

23-86

Minimum Distance Between Legally Required Windows and Walls or Lot Lines

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts as indicated, the minimum distance between #legally required windows# and walls or #lot lines# shall be as set forth in this Section, except that this Section shall not apply to #legally required windows# in #residential buildings#:

- (a) in R2X, R3, ~~or~~ R4 or R5A Districts, with a maximum height of 35 feet and with a maximum of three units; and
- (b) in other districts either:

- (1) with a maximum height of 32 feet and with a maximum of three units;
or
- (2) with three #stories# if the lowest #story# is either a #basement# or is excluded from #floor area# by definition.

* * *

**25-20
REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR
RESIDENCES**

* * *

**25-23
Requirements Where Group Parking Facilities Are Provided**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for all new #residences developed# under single ownership or control where #group parking facilities# are provided, #accessory# off-street parking spaces shall be provided for at least that percentage of the total number of #dwelling units# set forth in the following table. Such spaces shall be kept available to the residents of the #building# or #development#, in accordance with the provisions of Section 25-41 (Purpose of Spaces, and Rental to Non-Residents).

**PARKING SPACES REQUIRED WHERE
GROUP PARKING FACILITIES ARE PROVIDED**

Percent of Total #Dwelling Units#	District
100*	R1 R2 R3 R4A R4-1
100	R4 R4B <u>R5A</u>
85	R5
70	R6
66	R5B
60	R7-1
50**	R6A R6B R7-2 R7A R7B R7X R8B***

* * *

Resolution for adoption scheduling November 2, 2005 for a public hearing.



No. 12

3924 EAST TREMONT AVENUE REZONING

CD 10

C 050049 ZMX

IN THE MATTER OF an application submitted by Ansano Construction Corp., Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 7c:**

- 1. eliminating from within an existing R4-1 District a C2-1 District bounded by** Dewey Avenue, East 177th Street, East Tremont Avenue, a line 400 feet northwesterly of Sampson Avenue, and a line midway between East Tremont Avenue and Revere Avenue and its northwesterly prolongation; and
- 2. establishing within an existing R4-1 District a C2-2 District bounded by** Dewey Avenue, East 177th Street, East Tremont Avenue, a line 400 feet northwesterly of Sampson Avenue, and a line midway between East Tremont Avenue and Revere Avenue and its northwesterly prolongation, a line 35 feet southeasterly of Dewey Avenue, and Revere Avenue;

as shown on a diagram (for illustrative purposes only) dated July 25, 2005.

Resolution for adoption scheduling November 2, 2005 for a public hearing.



BOROUGH OF BROOKLYN

No. 13

GATES PLAZA

CD 4

C 050447 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 1237-1255 Gates Avenue, part of site 79 (excluding lot 53), within the Bushwick II Urban Renewal Area; (Block 3332, Lots 47-53) 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 6-story building, tentatively known as Gates Plaza, with approximately 83 dwelling units to be developed under HUD's Section 202 Supportive Housing Program for the Elderly.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

BOROUGH OF MANHATTAN

No. 14

METROPOLIS STUDIOS

CD 11

C 020615 ZMM

IN THE MATTER OF an application submitted by WMC Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b, changing from an R7-2 District to a C8-4 District property bounded by East 107th Street, a line 230 feet easterly of Park Avenue, a line midway between East 106th and East 107th Streets, a line 180 feet easterly of Park Avenue, East 106th Street, and

a line 100 feet easterly of Park Avenue, as shown on a diagram (for illustrative purposes only) dated July 25, 2005.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

Nos. 15 & 16

CORNERSTONE PROJECT SITE 10

No. 15

CD 10

C 060033 ZMM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 6a:**

1. **changing from an R7A District to an R8A District property bounded by West 119th Street, a line 100 feet westerly of Frederick Douglass Boulevard, West 118th Street, and a line 125 feet westerly of Frederick Douglass Boulevard; and**
2. **establishing within a proposed R8A District a C1-4 District bounded by West 119th Street, a line 100 feet westerly of Frederick Douglass Boulevard, West 118th Street, and a line 125 feet westerly of Frederick Douglass Boulevard;**

as shown on a diagram (for illustrative purposes only) dated July 25, 2005.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

No. 16

CD 10

C 060034 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 301-303 West 118th Street; 300-304 West 119th Street; and 2187-2201 Eight Avenue (Block 1945; Lots 29, 31-36, and 136) 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 lots to a developer to be selected by HPD.

to facilitate the development of a 12-story mixed-use building, tentatively known as Cornerstone Site 10, with approximately 93 dwelling units under the Department of Housing Preservation and Development's Cornerstone Program.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

BOROUGH OF QUEENS

No. 17

WHITESTONE REZONING

CD 7

C 060055 ZMQ

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

1. **eliminating from an existing R2 District a C1-2 District bounded by** 14th Avenue, 145th Place, a line 150 feet southeasterly of 14th Avenue, and Parsons Boulevard;
2. **eliminating from an existing R3-2 District a C1-2 District bounded by:**
 - a. 19th Avenue, a line 150 feet southeasterly of Willets Point Boulevard, 20th Avenue, a line 150 feet northeasterly of Francis Lewis Boulevard, 20th Road, Francis Lewis Boulevard, and Willets Point Boulevard; and
 - b. 19th Avenue, Utopia Parkway, 22nd Avenue, a line 150 feet westerly of Utopia Parkway, 21st Avenue, a line midway between Utopia Parkway and 169th Street, 20th Avenue, and 169th Street;
3. **eliminating from an existing R3-2 District a C2-2 District bounded by** 10th Avenue, a line 100 feet northeasterly of Clintonville Street, a line 85 feet southeasterly of 10th Avenue, and Clintonville Street;

4. **eliminating from an existing R4 District a C1-2 District bounded by** 24th Road, a line 150 feet northeasterly of Francis Lewis Boulevard, 169th Street, a line 150 feet northeasterly of Francis Lewis Boulevard, 26th Avenue, and Francis Lewis Boulevard;

5. **changing from an R2 District to an R1-2 District property bounded by:**
 - a. the U.S. Pierhead Line, the northwesterly prolongation of a line 125 feet northeasterly of 149th Street, 2nd Avenue, 149th Street, a line 100 feet southeasterly of 2nd Avenue, 147th Place, 3rd Avenue, a line 100 feet northeasterly of 147th Street, a line 100 feet southeasterly of 3rd Avenue and its southwesterly prolongation, the southwesterly service road of Whitestone Expressway, the southeasterly boundary line of Francis Lewis Park and its southwesterly prolongation, and the northeasterly boundary line of Francis Lewis Park and its northwesterly prolongation;

 - b. the U.S. Pierhead Line, a line 120 feet easterly of 161st Street and its northerly prolongation, Riverside Drive and its easterly centerline prolongation, 159th Street, Powell's Cove Boulevard, 157th Street, a line 100 feet southerly of Powell's Cove Boulevard, a line 100 feet westerly of 157th Street, 9th Avenue, a line 100 feet easterly of 154th Street, Powell's Cove Boulevard, 154th Place, Riverside Drive, and 158th Street and its northerly centerline prolongation; and

 - c. a line 100 feet southerly of 9th Avenue, 162nd Street, 14th Avenue, a line 100 feet northeasterly of 166th Street, a line 100 feet northwesterly of Cryders Lane, Totten Street, Cryders Lane, 166th Street, a line 95 feet northerly of Cross Island Parkway, 165th Street, a line 100 feet northerly of Cross Island Parkway, a line 100 feet westerly of 165th Street, a line 100 feet southerly of 14th Road, 164th Street, the northerly service road of the Cross Island Parkway, a line midway between 161st Street and 162nd Street, a line perpendicular to the easterly street line of 161st Street distant 175 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 161st Street and the southeasterly street line of Cryders Lane, 161st Street, Cryders Lane, 158th Street, a line perpendicular to the westerly street line of 158th Street distant 100 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 158th Street and the northwesterly street line of Cryders Lane, a line midway between 157th Street and

158th Street, 14th Avenue, and a line 100 feet westerly of 160th Street;

6. **changing from an R3-2 District to an R2 District property bounded by** the U.S. Pierhead Line, the northerly prolongation of a line 100 feet westerly of 151st Street, Powell's Cove Boulevard, 6th Avenue, 150th Street, and a line perpendicular to the southeasterly centerline prolongation of 150th Street at its intersection with the northwesterly street line of 150th Street;

7. **changing from an R2 District to an R2A District property bounded by:**
 - a. a line 100 feet southeasterly of 3rd Avenue and its southwesterly prolongation, a line 100 feet northeasterly of 147th Street, 3rd Avenue, 147th Place, a line 100 feet southeasterly of 2nd Avenue, 149th Street, 3rd Avenue, 150th Street, 6th Avenue, Powell's Cove Boulevard, 151st Street, 7th Avenue, Powell's Cove Boulevard and its easterly centerline prolongation, a line 100 feet easterly of 152nd Street, 10th Avenue, 152nd Street, 11th Avenue, a line 100 feet northeasterly of Clintonville Street, 10th Avenue, a line 100 feet southwesterly of Clintonville Street, 11th Avenue, 150th Street, a line 110 feet southeasterly of 11th Avenue, 148th Street, the northeasterly service road of Cross Island Parkway, 14th Avenue, 148th Street, 15th Avenue, 147th Street, 17th Avenue, Parsons Boulevard, 15th Avenue, 144th Place, 14th Avenue, the easterly service road of Whitestone Expressway, 15th Avenue and its northeasterly and westerly centerline prolongation, the westerly street line of former 138th Street, the southerly boundary line of Frank Golden Memorial Park, the easterly street line of 132nd Street, the easterly centerline prolongation of 15th Avenue, 132nd Street, 14th Avenue, 133rd Place, 11th Avenue, 138th Street, 13th Avenue, 143rd Street and its northerly centerline prolongation, 14th Avenue, 144th Street, the westerly service road of Whitestone Expressway, the northeasterly prolongation of the southerly street line of North Drive, and the southwesterly service road of Whitestone Expressway;

 - b. 12th Road, 152nd Street, 12th Avenue, a line 100 feet westerly of 154th Street, 10th Avenue, 154th Street, Powell's Cove Boulevard, a line 100 feet easterly of 154th Street, 9th Avenue, 160th Street, Powell's Cove Boulevard, 162nd Street, a line 100 feet southerly of 9th Avenue, a line 100 feet westerly of 160th Street, 14th Avenue, a line midway between 157th Street and 158th Street, a line perpendicular to the westerly street line of 158th Street distant 100 feet northerly (as measured along the

street line) from the point of intersection of the westerly street line of 158th Street and the northwesterly street line of Cryders Lane, 158th Street, Cryders Lane, 161st Street, a line perpendicular to the easterly street line of 161st Street distant 175 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 161st Street and the southeasterly street line of Cryders Lane, a line midway between 161st Street and 162nd Street, the northerly service road of Cross Island Parkway, a line 100 feet westerly of 154th Street, 14th Road, and Clintonville Street;

- c. a line 100 feet northerly of 12th Avenue, 166th Street, 12th Avenue, Utopia Parkway, the northerly service road of Cross Island Parkway, 164th Street, a line 100 feet southerly of 14th Road, a line 100 feet westerly of 165th Street, a line 100 feet northerly of Cross Island Parkway, 165th Street, a line 95 feet northerly of Cross Island Parkway, 166th Street, Cryders Lane, Totten Street, a line 100 feet northwesterly of Cryders Lane, a line 100 feet northeasterly of 166th Street, 14th Avenue, and 162nd Street; and
 - d. 24th Avenue, Murray Street, a line midway between 23rd Avenue and 24th Avenue, a line 200 feet westerly of 154th Street, 23rd Avenue, 154th Street, Willets Point Boulevard, 157th Street, a line 100 feet northerly of 22nd Avenue, a line 100 feet southwestly of Clintonville Street, 22nd Avenue, a line 100 feet easterly of 160th Street, a line 95 feet southwestly of Clintonville Street, 23rd Avenue, 166th Street, 21st Road, 163rd Street, 20th Road, a line 150 feet northeasterly of Francis Lewis Boulevard, 20th Avenue, a line 150 feet southeasterly of Willets Point Boulevard, 19th Avenue, 163rd Street and its northerly centerline prolongation, a line 100 feet northerly of 19th Avenue, 166th Street, a line 100 feet northerly of 20th Avenue, 169th Street, 20th Avenue, a line 100 feet southwestly of Utopia Parkway, a line midway between Utopia Parkway and 169th Street, 21st Avenue, a line 150 feet southwestly of Utopia Parkway, 22nd Avenue and its easterly centerline prolongation, the southeasterly and southwestly boundary line of Clearview Park and its southeasterly prolongation, 26th Avenue, a line 150 feet northeasterly of Francis Lewis Boulevard, 169th Street, a line 150 feet northeasterly of Francis Lewis Boulevard, 24th Road, 166th Street, 25th Avenue, and a line 100 feet westerly of Murray Street;
8. **changing from an R3-1 District to an R2A District property bounded by:**

- a. 17th Avenue, 147th Street, 18th Avenue, and Parsons Boulevard;
- b. 21st Avenue, a line 100 feet easterly of 154th Street, Willets Point Boulevard, 154th Street, 23rd Avenue, a line 200 feet westerly of 154th Street, a line midway between 23rd Avenue and 24th Avenue, and Murray Street ;
- c. 17th Avenue, Francis Lewis Boulevard, 160th Street, 20th Road, 157th Street, 20th Avenue, a line 530 feet westerly of 160th Street, 19th Avenue, a line 280 feet southwesterly of Francis Lewis Boulevard, 18th Avenue, a line 265 feet southwesterly of Francis Lewis Boulevard, 17th Road, and 157th Street; and
- d. 20th Road, 163rd Street, 21st Avenue, and a line 100 feet northeasterly of Francis Lewis Boulevard;

9. changing from an R3-2 District to an R2A District property bounded by:

- a. 14th Avenue, 144th Place, 15th Avenue, and the easterly service road of the Whitestone Expressway;
- b. the northerly service road of Cross Island Parkway, a line 125 feet westerly of 159th Street, a line 200 feet northerly of 16th Avenue, 159th Street and its southerly centerline prolongation, 17th Avenue, and Francis Lewis Boulevard and its northwesterly centerline prolongation;
- c. the northerly service road of Cross Island Parkway, 166th Street, 16th Avenue, Willets Point Boulevard, 16th Road, and 163rd Street;
- d. a line 100 feet northerly of 19th Avenue, 163rd Street and its northerly centerline prolongation, 19th Avenue, a line 150 feet southeasterly of Willets Point Boulevard, 20th Avenue, a line 100 feet southeasterly of Willets Point Boulevard, 19th Avenue, and Willets Point Boulevard;
- e. 20th Avenue, a line 150 feet northeasterly of Francis Lewis Boulevard, 20th Road, and a line 100 feet northeasterly of Francis Lewis Boulevard, and

- f. 21st Avenue, a line midway between Utopia Parkway and 169th Street, a line 100 feet southwesterly of Utopia Parkway, 22nd Avenue, and a line 150 feet southwesterly of Utopia Parkway;
10. **changing from an R3-1 District to an R3A District property bounded by** 16th Avenue, 147th Street, 15th Avenue, 148th Street, 14th Avenue, the northerly service road of Cross Island Parkway, Clintonville Street, the southerly service road of Cross Island Parkway, 15th Drive, Murray Street, 17th Avenue, Clintonville Street, 157th Street, Willets Point Boulevard, a line 100 feet easterly of 154th Street, 21st Avenue, Murray Street, 24th Avenue, Willets Point Boulevard, a line 95 feet easterly of 150th Street, a line midway between 18th Avenue and 19th Avenue, a line 95 feet westerly of 150th Street, 22nd Avenue, 149th Street, a line 110 feet southerly of 23rd Avenue, 146th Street, 20th Avenue, and Parsons Boulevard;
11. **changing from an R3-2 District to an R3A District property bounded by:**
- a. a line 150 feet southerly of 21st Avenue, 146th Street, a line 110 feet southerly of 23rd Avenue, a line 75 feet westerly of 146th Street, a line 100 feet southerly of 24th Avenue, a line 150 feet easterly of Parsons Boulevard, 24th Avenue, and Parsons Boulevard; and
- b. Willets Point Boulevard, 24th Avenue, a line 100 feet westerly of Murray Street, a line midway between 24th Avenue and 24th Road, and a line 100 feet easterly of 150th street;
12. **changing from an R2 District to an R3X District property bounded by** Clintonville Street, 163rd Street, 23rd Avenue, a line 95 feet southwesterly of Clintonville Street, and a line 100 feet easterly of 160th Street;
13. **changing from an R3-1 District to an R3X District property bounded by** 20th Road, Francis Lewis Boulevard, 163rd Street, Clintonville Street, and 160th Street;
14. **changing from an R3-2 District to an R3X District property bounded by** the southerly service road of Cross Island Parkway, 202nd Street, the southwesterly prolongation of the northwesterly boundary line of Clearview Park, the southwesterly boundary line of Clearview Park, 19th Avenue and its northeasterly centerline prolongation, 201st Street, 17th Avenue, 100th Street, 16th Avenue, Utopia Parkway, a line 80 feet northerly of 17th Road, a line 95 feet southwesterly of Utopia Parkway, 17th Road, and 166th Street;

15. **changing from an R2 District to an R3-1 District property bounded by:**
- a. Willets Point Boulevard, Clintonville Street, 22nd Avenue, a line 100 feet southwesterly of Clintonville Street, a line 100 feet northerly of 22nd Avenue, and 157th Street; and
 - b. 21st Road, 166th Street, 23rd Avenue, and 163rd Street;
16. **changing from an R3-2 District to an R3-1 District property bounded by:**
- a. 21st Avenue and its westerly centerline prolongation, Parsons Boulevard, 24th Avenue, a line 150 feet easterly of Parsons Boulevard, a line 100 feet southerly of 24th Avenue, a line 75 feet westerly of 146th Street, a line 110 feet southerly of 23rd Avenue, 146th Street, Willets Point Boulevard, 25th Road and its westerly centerline prolongation, and the westerly service road of the Whitestone Expressway; and
 - b. Willets Point Boulevard, a line 100 feet easterly of 150th Street, a line midway between 24th Avenue and 24th Road, a line 100 feet westerly of Murray Street, and 25th Avenue;
17. **changing from an R2 District to an R3-2 District property bounded by:**
- a. 11th Avenue, a line 100 feet southwesterly of Clintonville Street, a line midway between 11th Avenue and 12th Avenue, and a line 250 feet northeasterly of 150th Street; and
 - b. 11th Avenue, 152nd Street, 12th Road, Clintonville Street, a line midway between 12th Avenue and 12th Road;
18. **changing from an R3-1 District to an R3-2 District property bounded by** Francis Lewis Boulevard, 20th Road, and 160th Street;
19. **establishing within a proposed R2A District a C1-2 District bounded by** 13th Avenue, a line 100 feet northeasterly of Clintonville Street, 14th Road, and Clintonville Street;
20. **establishing within a proposed R2A District a C1-3 District bounded by:**

- a. 14th Avenue, 145th Place, a line 100 feet southeasterly of 14th Avenue, and Parsons Boulevard; and
 - b. 12th Road, a line 100 feet northeasterly of Clintonville Street, 14th Avenue, and Clintonville Street;
- 21. establishing within an existing R3-2 District a C1-3 District bounded by:**
- a. 19th Avenue, a line 100 feet southeasterly of Willets Point Boulevard, 20th Avenue, a line 100 feet northeasterly of Francis Lewis Boulevard, 20th Road, Francis Lewis Boulevard, and Willets Point Boulevard; and
 - b. 21st Road, Utopia Parkway, 22nd Avenue, and a line 100 feet southwesterly of Utopia Parkway;
- 22. establishing within a proposed R3-2 District a C2-2 District bounded by:**
- a. 11th Avenue, a line 100 feet southwesterly of Clintonville Street, a line midway between 11th Avenue and 12th Avenue, and a line 250 feet northeasterly of 150th Street; and
 - b. a line midway between 12th Avenue and 12th Road, a line 100 feet northeasterly of Clintonville Street, 12th Road, and Clintonville Street;
- 23. establishing within an existing R4 District a C1-3 District bounded by 24th Road, a line 100 feet northeasterly of Francis Lewis Boulevard, 169th Street, a line 100 feet northeasterly of Francis Lewis Boulevard, 26th Avenue, and Francis Lewis Boulevard;**

as shown on a diagram (for illustrative purposes only) dated August 22, 2005, and subject to the conditions of CEQR Declaration E-153.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 18

CASTLETON REZONING

CD 1

C 060061 ZMR

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map**, Section No. 21a:

1. **changing from a C4-2 District to an R3-2 District** property bounded by a line 200 feet northerly of Castleton Avenue, Alaska Street, Castleton Avenue, Elizabeth Street, a line 200 feet southerly of Castleton Avenue, Roe Street, a line 240 feet southerly of Castleton Avenue, Taylor Street, a line 200 feet southerly of Castleton Avenue, Dongan Street, a line 150 feet northerly of Castleton Avenue, Taylor Street, a line 100 feet northerly of Castleton Avenue, and a line 160 feet westerly of Barker Street;
2. **changing from a C4-2 District to an R3A District** property bounded by a line 200 feet northerly of Castleton Avenue, a line 160 feet westerly of Barker Street, a line 100 feet northerly of Castleton Avenue, Taylor Street, a line 150 feet northerly of Castleton Avenue, and Dongan Street; and
3. **establishing within a proposed R3-2 District a C2-2 District bounded** by a line 200 feet northerly of Castleton Avenue, Alaska Street, Castleton Avenue, Elizabeth Street, a line 200 feet southerly of Castleton Avenue, Roe Street, a line 240 feet southerly of Castleton Avenue, Taylor Street, a line 200 feet southerly of Castleton Avenue, Dongan Street, a line 150 feet northerly of Castleton Avenue, Taylor Street, a line 100 feet northerly of Castleton Avenue, and a line 160 feet westerly of Barker Street;

as shown on a diagram (for illustrative purposes only) dated August 22, 2005.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

No. 19***NEW DORP LANE REZONING*****CD 2****C 060062 ZMR**

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map**, Section No. 27b:

1. **changing from a C4-2 District to an R3-2 District** property bounded by Jacques Avenue, Edison Street, a line midway between Jacques Avenue and New Dorp Lane, a line 100 feet northwesterly of Hylan Boulevard, a line midway between New Dorp Lane and Coddington Avenue, 10th Street, a line 200 feet southwesterly of New Dorp Lane, New Dorp Plaza South, Jacques Avenue, a line 140 feet southeasterly of New Dorp Plaza South, a line midway between Jacques Avenue and New Dorp Lane, and a line 100 feet northwesterly of Edison Street;
2. **changing from a C4-2 District to an R3X District** property bounded by Jacques Avenue, a line 100 feet northwesterly of Edison Street, a line midway between Jacques Avenue and New Dorp Lane, and a line 140 feet southeasterly of New Dorp Plaza South; and
3. **establishing within a proposed R3-2 District a C2-2 District** bounded by Jacques Avenue, Edison Street, a line midway between Jacques Avenue and New Dorp Lane, a line 100 feet northwesterly of Hylan Boulevard, a line midway between New Dorp Lane and Coddington Avenue, 10th Street, a line 200 feet southwesterly of New Dorp Lane, New Dorp Plaza South, Jacques Avenue, a line 140 feet southeasterly of New Dorp Plaza South, a line midway between Jacques Avenue and New Dorp Lane, and a line 100 feet northwesterly of Edison Street;

as shown on a diagram (for illustrative purposes only) dated August 22, 2005.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

No. 20

ARTHUR KILLROAD/RICHMOND AVENUE REZONING

CD 3

C 060063 ZMR

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. 26d and 33c:

1. **eliminating from within an existing R3-2 District a C2-1 District** bounded by Richmond Avenue, Arthur Kill Road and a line 330 feet northerly of Gurley Avenue;
2. **eliminating from within an existing R3-2 District a C2-2 District** bounded by Arthur Kill Road, Ridgewood Avenue, the easterly center line prolongation of Gurley Avenue, and Getz Avenue;
3. **changing from an R3-2 District to a C4-1 District** property bounded by Arthur Kill Road, Ridgewood Avenue, the easterly center line prolongation of Gurley Avenue, Getz Avenue, a line 330 feet northerly of Gurley Avenue, and Richmond Avenue; and
4. **changing from a C4-2 District to a C4-1 District** property bounded by a line 330 feet northerly of Gurley Avenue, Getz Avenue, Gurley Avenue, Bartlett Avenue, a line 200 feet southerly of Gurley Avenue, and Richmond Avenue;

as shown on a diagram (for illustrative purposes only) dated August 22, 2005.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

No. 21

LOWER DENSITY COMMERCIAL TEXT AMENDMENT

CD 1, 2, 3

N 060066 ZRR

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 amendments to the Zoning Resolution** of the City of New York, relating to Article I, Chapter 2, (Definitions), Article III, Chapter 2 (Use Regulations), Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), Chapter 7 (Special Regulations), Article

VII, Chapter 4 (Use Permits), concerning regulations for commercial development in Lower Density Growth Management Areas in the Borough of Staten Island:

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 1

* * *

**Section 12-10
DEFINITIONS**

* * *

Lower Density Growth Management Area

A #lower density growth management area# is any R1, R2, R3, R4A, R4-1 or C3A District in the following designated areas, and any #development# accessed by #private roads# in R1, R2, R3, R4, R5 or C3A Districts within such areas:

The Borough of Staten Island
Community Board 10 in the Borough of the Bronx

In the Borough of Staten Island, #lower density growth management areas# shall also include any C1, C2 or C4 District.

* * *

ARTICLE III

**Chapter 2
Use Regulations**

* * *

**32-11
Use Groups 1 and 2**

C1 C2 C3 C4 C5 C6

Use Groups 1 and 2, as set forth in Section 22-11 and Section 22-12. However, in C3A Districts, Use Group 2 shall be limited to #single#-or-#two-family detached# or #zero lot line residences#.

In #lower density growth management areas# in the Borough of Staten Island, except C3A Districts, Use Groups 1 and 2 shall only be permitted within #mixed buildings# except that in C4-1 Districts that occupy at least four acres within a #block#, and in other C4-1 Districts# for #zoning lots# that, on (effective date of amendment) were greater than 20,000 square feet, #residences# shall be allowed only by special permit of the City Planning Commission pursuant to Section 74-49 (Residential Use in C4-1 Districts in The Borough of Staten Island).

* * *

32-43

Ground Floor Uses in Certain Locations

~~The following regulations shall apply to ground floor use in certain contextual districts and within Community Board 7, Borough of Manhattan~~

32-431

Ground floor use in C1-8A, C1-9A, C2-7A, C2-8A, C4-6A and C4-7A Districts

C1-8A C1-9A C2-7A C2-8A C4-6A C4-7A

- (a) In the districts indicated, and in C1 and C2 Districts mapped within R9A and R10A Districts

The provisions of ~~paragraph (a)~~ of this Section shall not apply within Community Board 7, Borough of Manhattan.

32-432

Ground floor use in Community Board 7, Borough of Manhattan

- ~~(b) Community Board 7, Borough of Manhattan~~

Within the boundaries of Community Board 7 in the Borough of Manhattan.....

32-433

Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island

In all C1, C2 and C4 Districts in the Borough of Staten Island, #uses# on the ground floor of a #building# shall be limited to non-#residential uses#. The level of the finished floor of such ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjoining #street#.

Non-#residential uses# 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 and entrances to #accessory# parking spaces provided such lobbies and entrances do not occupy more than 25 percent of the #street wall# width of the #building#. Enclosed parking spaces, or parking spaces covered by a #building#, including such spaces #accessory# to #residences# shall be permitted to occupy the ground floor provided they are located beyond 30 feet of the #street wall# of the #building#.

* * *

**Chapter 5
Bulk Regulations for Mixed Buildings in Commercial Districts**

* * *

**35-23
Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts**

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6

- (a) In the districts indicated, the #bulk# regulations for #residential# portions of #mixed buildings# are the #bulk# regulations for the #Residence Districts# set forth in the following table. However, where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the height and setback regulations of Sections 23-60 through 23-65, inclusive, shall not apply. In lieu thereof, Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall apply to such #mixed building#.

~~Furthermore,~~ The provisions of Section 23-692 (Height limitations for narrow buildings or enlargements) shall not apply in C4-4, C4-5, C4-2F, C4-6, C4-7, C5 or C6 Districts, unless the #residential# portion of a #mixed building# in such district is #developed# or #enlarged# pursuant to the Quality Housing Program.

Furthermore, in C4-2 Districts in the Borough of Staten Island, the #residential# portion of a #mixed building# shall be #developed# or #enlarged# only pursuant to the Quality Housing Program.

Applicable #Residence District#	District#
R3-2	C3
R3A	C3A
R5	C4-1
R6	C4-2 C4-3 C6-1A
R7	C1-6 C2-6 C4-4 C4-5 C6-1
R8	C1-7 C4-2F C6-2
R9	C1-8 C2-7 C6-3
R10	C1-9 C2-8 C4-6 C4-7 C5 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9

* * *

**Chapter 7
Special Regulations**

* * *

**37-20
Special Regulations for Lower Density Growth Management Areas in the
Borough of Staten Island**

**37-21
Special screening requirements between residential and non-residential uses**

In all C1, C2 and C4 Districts in the Borough of Staten Island, all #developments# or #enlargements# containing non-#residential uses# shall be screened from adjoining #zoning lots# containing only #residential uses# 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.

37-22

Street Tree Planting Requirements in C1, C2 and C4 Districts

In all C1, C2 and C4 Districts in the Borough of Staten Island, the #street# tree planting requirements of Section 26-40 (STREET TREE PLANTING REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS) shall apply.

* * *

**74-40
AMUSEMENT ESTABLISHMENTS
USE PERMITS**

* * *

**74-49
Residential Use in C4-1 Districts in Staten Island**

In the Borough of Staten Island, in C4-1 Districts that occupy at least four acres within a #block# and in other C4-1 Districts for #zoning lots# that, on (effective date of amendment) were greater than 20,000 square feet, the City Planning Commission may permit #residences# provided such #residences# comply with the #bulk# regulations for R5 Districts as set forth in Article 2 Chapter 3, or, for #mixed buildings#, Article 3, Chapter 5.

In order to grant such permit, the Commission shall find that such #residences# 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.

The Commission may prescribe appropriate safeguards and conditions to minimize the adverse effect of any #residences# permitted under this Section on the character of the surrounding area.

Resolution for adoption scheduling November 2, 2005 for a public hearing.

OMNIPOINT TELECOMMUNICATIONS TOWER

CD 3

C 050494 ZSR

IN THE MATTER OF an application submitted by Omnipoint Communications, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 107-73 of the Zoning Resolution **to modify the height and setback regulations of Section 107-43 of the Zoning Resolution to allow an 82 foot-high telecommunications tower in connection with a proposed wireless communications facility on property located at 122 Arthur Kill Road** (Block 4475, Lots 1 and 175), in an R3-2 District, within the Special South Richmond Development District.

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

Resolution for adoption scheduling November 2, 2005 for a public hearing.

II. REPORTS

BOROUGH OF BRONX

No. 23

PARKVIEW COMMONS II

CD 3

C 050502 HAX

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 406, 416 and 418 East 161st Street (Block 2382, Lots 7, 12-13) and 417 and 419 East 160th Street (Block 2382, Lots 32 and 31), part of Site 43 within the Melrose Commons 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 sponsor to be determined by HPD;

to facilitate the development of a 9-story building, tentatively known as Parkview Commons II, with approximately 88 residential units for low income families, to be developed under the New York State Division of Housing and Community Renewal's Homes for Working Families Program.

(On August 24, 2005, Cal. No. 1, the Commission scheduled September 14, 2005 for a public hearing. On September 14, 2005, Cal. No. 18, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

Nos. 24 & 25

SOUTH PARK SLOPE REZONING

No. 24

CD 7

N 060053 ZRK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for amendments to the Zoning Resolution of the City of New York, relating to Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts), Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts), and Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), to permit an Inclusionary Housing bonus in specified areas within Community District 7, Borough of Brooklyn:

Matter in underline is new, to be added;

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

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

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

23-922

Community Districts 1 and 7, Borough of Brooklyn

The Inclusionary Housing Program shall apply in the following areas:

(a) In the following areas of Community District 1, in the Borough of Brooklyn, located north of the Williamsburg Bridge, Washington Plaza, Borinquen Place and Grand Street:

(~~a~~1) Waterfront Access Plan BK-1, as set forth in Section 62-352;

(~~b~~2) all #Special Mixed Use Districts#;

(~~e~~3) all R6A, R6B and R7A Districts; and

(~~d~~4) the following R6 areas:

(~~4~~i) the #block# bounded by Havemeyer Street, North Sixth Street, Metropolitan Avenue and North Fifth Street;

(~~2~~ii) the #block# bounded by Roebling Street, North Fifth Street, Havemeyer Street and Metropolitan Avenue;

- (3iii) those #blocks# bounded by Wythe Avenue, Grand Street, Berry Street and South Third Street;
- (4iv) those #blocks# and portions of #blocks# bounded by Bedford Avenue, North 1st Street, Driggs Street, Fillmore Place, Roebling Street, and a line coincident with the centerline of the long dimension of the #blocks# bounded by Bedford Avenue, Grand Street, Roebling Street and South First Street; and
- (5v) that portion of the #block# bounded by Franklin Street, Huron Street, Manhattan Avenue and India Street that is within 100 feet of Franklin Street and 100 feet of India Street.

(b) In Community District 7, in the Borough of Brooklyn, in all R8A districts.

23-93

Definitions

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

Administering agent

The "administering agent" is the entity or entities identified in the #lower income housing plan# as responsible for ensuring compliance with such plan.

The #administering agent# shall be a not-for-profit organization, unless the Commissioner of Housing Preservation and Development finds that a good faith effort by the developer of the #compensated development# to secure a qualified not-for-profit organization as the #administering agent# was unsuccessful, or, in Community District 1, Borough of Brooklyn, if the #floor area# of the #standard units# comprising the #lower income housing# constitutes less than half of the total #residential floor area# or community facility #floor area# used as a not-for-profit institution with sleeping accommodations in the #building#. However, in Community District 7, Borough of Brooklyn, the Commissioner may approve an entity that is responsible for compliance monitoring pursuant to city, state, or federal funding sources, to serve as the #administering agent# during such compliance period.

* * *

Fair rent

At initial occupancy of #lower income housing#, "fair rent" (the "Section 8 Standard") is an annual rent for each such housing equal to not more than either the public assistance shelter allowance if the #family# receives public assistance, or 30 percent of the annual

income of the tenant of such housing, provided that such tenant is a #lower income household# at the time of initial occupancy pursuant to the provisions of this program.

Upon renewal of a lease for an existing tenant in #lower income housing#, #fair rent# (the "Rent Stabilization Standard") is not more than the then-current #fair rent# for such housing plus a percentage increase equal to the percentage increase for a renewal lease of the same term permitted by the Rent Guidelines Board for units subject to the rent stabilization law.

After initial occupancy, upon rental of #lower income housing# to a new tenant, #fair rent# is not more than the higher of:

- (a) the then-currently applicable "Section 8 Standard"; or
- (b) the Rent Stabilization Standard.

In order for rent to be #fair rent#, the following must also apply:

There shall be no additional charge to the tenant for the provision of heat and electric service, except that the Commissioner of Housing Preservation and Development may approve a #lower income housing plan# making a #lower income household# responsible for the payment of utilities as long as the sum of:

- (1) the initial #fair rent#; and
- (2) the monthly costs of a reasonable compensation for these utilities, by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment do not exceed 30 percent of said #lower income household's# income.

However, in Community Districts 1 and 7, Borough of Brooklyn, the Commissioner of Housing Preservation and Development may determine that rents satisfying the requirements of City, State or Federal programs assisting #lower income housing# will be considered #fair rent#, provided that such rents do not exceed 30 percent of #lower income household's# income, as applicable, and provided further that upon expiration or termination of the requirements of the City, State or Federal program, rent increases and re-rentals shall be subject to the higher of the then-currently applicable Section 8 Standard or the Rent Stabilization Standard.

At initial occupancy of any #lower income housing#, no portion of the #fair rents# shall be for the payment of the principal or interest on any debt, and the #lower income housing# shall not secure any debt and shall be free of all liens, except liens for real estate taxes, water charges and sewer rents and other governmental charges for which payment is not yet due. #Fair rents# may be used for the payment of principal or interest of debt only if such debt was incurred after the date of initial occupancy and is for a capital improvement to such #lower income housing# other than those capital improvements set forth in the #lower income housing plan#.

In Community Districts 1 and 7, Borough of Brooklyn, at initial occupancy of any #lower income housing#, a portion of the #fair rents# may be for the payment of the principal or interest on debt, and such housing may secure debt, provided that, as of the date of the approval of the #lower income housing plan#, the Commissioner of Housing Preservation and Development finds that the total annual rent, when such interest and principal payments are deducted, is in compliance with the requirements of Section 23-95, paragraph(c), and provided that the lender agrees to enter into a written agreement which subordinates such debt to the provisions of the #lower income housing plan#.

Lower income household

A "lower income household" is a #family# having an income equal to or less than the income limits (the "80 Percent of SMSA Limits") for New York City residents established by the U.S. Department of Housing and Urban Development pursuant to Section 3(b)(2) of the United States Housing Act of 1937, as amended, for lower income families receiving housing assistance payments.

In Community Districts 1 and 7, Borough of Brooklyn, #lower income households# shall also include all existing households in tenancy, provided such households occupy units that are within a #building# in which rents for all occupied units are regulated by City or State law, and the aggregate maximum permitted annual rent roll for such occupied units, divided by the number of occupied units, is less than 30 percent of the applicable income limit for a #lower income household# as provided in this Section. In determining the applicable income limit for such #lower income households#, the Commissioner of Housing Preservation and Development may make adjustments, consistent with U. S. Department of Housing and Urban Development regulations, for the number of persons residing in each unit.

Lower income housing

"Lower income housing" are #standard units# occupied or to be occupied by #lower income households#. #Lower income housing# shall not include #standard units# assisted under city, state or federal programs, except where such assistance is in the form of:

- (a) real estate tax abatements and exemptions which are specifically limited to the #lower income housing#; or
- (b) operating assistance that the Commissioner of the Department of Housing Preservation and Development determines will be used to enable households with incomes of not more than 62.5 percent of the "80 Percent of SMSA Limits" to afford such #lower income housing#.

However, in Community Districts 1 and 7, Borough of Brooklyn, #lower income housing# shall include #standard units# assisted under City, State or Federal programs.

23-942
In Community Districts 1 and 7, Borough of Brooklyn

The provisions of this Section 23-942 shall apply in the designated areas set forth in Section 23-922, except within Waterfront Access Plan BK-1.

The #floor area# of a #development# or #enlargement# may not exceed the base #floor area ratio# set forth in the table below, except that such #floor area# may be increased by one and one-quarter square feet for each square foot of #floor area# provided for #lower income housing#, up to the maximum #floor area ratio# specified in the table in this Section. However, in Community District 7, Borough of Brooklyn, the amount of #lower income housing# required to receive such bonus #floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, in the #building#.

District	Base #floor area ratio#	Maximum #floor area ratio#
R6B	2.0	2.2
R6*	2.2	2.42
R6A	2.7	3.6
R6**	2.7	3.6
R7A	3.45	4.6
<u>R8A</u>	<u>5.4</u>	<u>7.2</u>

* for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#

** for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

In addition, the following rules shall apply:

- (a) The compensated #building# must be #developed# or #enlarged# pursuant to the Quality Housing Program or, in #Special Mixed Use Districts#, pursuant to paragraph (b) of Section 123-662; and
- (b) The #lower income housing# must be provided in accordance with the provisions set forth in Section 23-95 (Lower Income Housing Requirements).

23-95
Lower Income Housing Requirements

* * *

- (a) Permits and certificates of occupancy

No building permit for the #compensated development# shall be issued until the Commissioner of Housing Preservation and Development certifies that an acceptable #lower income housing plan# has been filed and approved.

No temporary certificate of occupancy shall be issued for any part of the #compensated development# until a temporary certificate of occupancy for each unit of #lower income housing# has been issued or, in Community District 7, Borough of Brooklyn, if the #building# has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the #lower income housing#. No permanent certificate of occupancy shall be issued for any part of the #compensated development# until a permanent certificate of occupancy for each unit of the #lower income housing# has been issued or, in Community District 7, Borough of Brooklyn, if the #building# has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the #lower income housing#. Prior to the issuance of any temporary or permanent certificate of occupancy for the #compensated development#, the Commissioner of Housing Preservation and Development shall certify that the #lower income housing# is in compliance with the #lower income housing plan#.

(b) Insurance

The #administering agent# of the #lower income housing# shall have said housing insured against any damage or destruction in an amount equal to no less than the replacement value of such housing.

Any insurance proceeds received as a result of damage or destruction of all or part of such housing shall be used first for restoring such damaged or destroyed housing to #lower income housing#, free of violations under the New York City Building Code, the New York State Multiple Dwelling Law, the New York City Housing Maintenance Code and this Resolution. However, in Community Districts 1 and 7, Borough of Brooklyn, the Commissioner of Housing Preservation and Development may modify this requirement to provide priority for lenders participating in the financing of #lower income housing# that is assisted under City, State or Federal programs.

* * *

23-951

On-site new construction option

To qualify for this option, the designated #lower income housing# shall meet the following requirements.

- (a) The #lower income housing# shall be located in newly constructed #floor area# in the #compensated development#. The #lower income housing# shall be maintained and leased to #lower income households# for the life of the increased #floor area#.
- (b) #Dwelling units# designated as #lower income housing# shall be distributed throughout the #development#. No #story# shall contain more than two such units unless at least 80 percent of all #stories# contain two such units. The size of the designated #lower income housing# units shall at least be distributed among the various size units in proportion to the total distribution of unit size within the #building# in the following categories of unit sizes:

under 600 net square feet
 600 - 749 net square feet
 750 - 949 net square feet
 950 - 1149 net square feet
 1150 or more net square feet

In Community District 1, Borough of Brooklyn, the requirements of this paragraph, (b), may be waived by the Commissioner of Housing Preservation and Development to facilitate the #development# of #lower income housing#.

In Community District 7, Borough of Brooklyn, if the #lower income housing# is subject to the requirements of city, state or federal programs assisting the #lower income housing# that have size and distribution requirements conflicting with the size and distribution requirements of this paragraph, (b), then the size and distribution requirements of this paragraph, (b), may be waived by the Commissioner of Housing Preservation and Development to facilitate the #development# of #lower income housing#.

23-952

Substantial rehabilitation and off-site new construction options

To qualify for one or more of these options, the designated #lower income housing# shall meet the following requirements:

- (a) The #lower income housing# shall be located either:
- (1) within the same Community District as the #compensated development#; or
 - (2) within an adjacent Community District and within a one-half mile radius of the #compensated development#, except that #lower income housing# located within a one-half mile radius of a #compensated development# in Community District 1, Borough of Brooklyn, shall be located in an adjacent Community District in the Borough of Brooklyn.

For the new construction option the #lower income housing# shall be in a new #building#. For the substantial rehabilitation options, the #lower income housing# shall be in an existing #building# in which, prior to the submission of the #lower income housing plan# pursuant to this Section, any #residential# portion not in public ownership had been entirely vacant for not less than three years.

Furthermore, in Community Districts 1 and 7, Borough of Brooklyn, the #administering agent# shall not be required to verify the income of households in tenancy, as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

- (b) The #lower income housing# shall be maintained and leased to #lower income households# for the life of the increased #floor area#.
- (c) On-site substantial rehabilitation units shall be those units on the same #zoning lot# as the #compensated development#.

23-953

Preservation option

To qualify for this option, the designated #lower income housing# shall meet the following requirements.

- (a) The #lower income housing# shall be located either:
 - (1) within the same Community District as the #compensated development#; or
 - (2) within an adjacent Community District and within a one-half mile radius of the #compensated development#, except that #lower income housing# located within a one-half mile radius of a #compensated development# in Community District 1, Borough of Brooklyn, shall be located in an adjacent Community District in the Borough of Brooklyn.

The #lower income housing# shall be in an existing occupied #residential# or #mixed building#. Only #standard units# occupied by #lower income households# shall be #lower income housing#. For each #standard unit# designated as #lower income housing# the #administering agent# shall verify the income of the household in tenancy.

Furthermore, in Community Districts 1 and 7, Borough of Brooklyn, the #administering agent# shall not be required to verify the income of households in tenancy, as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

24-161

Maximum floor area ratio for zoning lots containing community facility and residential uses

R1 R2 R3-1 R3A R3X R4-1 R4A R4B R6A R6B R7-2 R7A R7B R7X R8 R9 R10

In the districts indicated, for #zoning lots# containing #community facility# and #residential uses#, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

The following rules shall apply in the designated areas set forth in Section 23-922 (Community Districts 1 and 7, Borough of Brooklyn):

- (a) The provisions of this Section 24-161 shall apply in the following areas of Community District 1, Borough of Brooklyn:
 - (1) those portions of #blocks# bounded by a line 82 feet west of Franklin Street, a line 100 feet north of Freeman Street, a line 100 feet west of Franklin Street, Freeman Street, Franklin Street, and Eagle Street, and
 - (2) those #blocks# and portions of #blocks# bounded by Berry Street, North 5th Street, a line 100 feet southeasterly of Havemeyer Street, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Union Avenue, Richardson Street, Leonard Street, Bayard Street, Graham Avenue, Driggs Avenue, North 12th Street, a line midway between Bedford Avenue and Berry Street, and North 10th Street.
- (b) In the designated areas set forth in Section 23-922 (Community Districts 1 and 7, Borough of Brooklyn), except as set forth in paragraph (a) above and except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

* * *

35-31

Maximum Floor Area Ratio for Mixed Buildings

C1 C2 C3 C4 C5 C6

In all districts, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# containing a #mixed building#.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#. However, in C4-7 Districts within Community District 7 in the Borough of Manhattan, such maximum #residential floor area ratio# may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

In Community District 7, Borough of Manhattan, the maximum #floor area ratio# permitted for a #residential use# set forth in Article II, Chapter 3 may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

The following rules shall apply in the designated areas set forth in Section 23-922 (Community Districts 1 and 7, Borough of Brooklyn):

(a) The provisions of this Section 35-31 shall apply in the following areas of Community District 1, Borough of Brooklyn:

- (1) those portions of #blocks# bounded by a line 82 feet west of Franklin Street, a line 100 feet north of Freeman Street, a line 100 feet west of Franklin Street, Freeman Street, Franklin Street, and Eagle Street, and
- (2) those #blocks# and portions of #blocks# bounded by Berry Street, North 5th Street, a line 100 feet southeasterly of Havemeyer Street, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Union Avenue, Richardson Street, Leonard Street, Bayard Street, Graham Avenue, Driggs Avenue, North 12th Street, a line midway between Bedford Avenue and Berry Street, and North 10th Street.

(b) In the designated areas set forth in Section 23-922 (Community Districts 1 and 7, Borough of Brooklyn), except as set forth in paragraph (a) above, and except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

* * *

(On September 14, 2005, Cal. No. 2, the Commission scheduled September 28, 2005 for a public hearing. On September 28, 2005, Cal. No. 18, the hearing was closed.)

For consideration.

No. 25

CD 7

C 060054 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 16d:**

1. **eliminating from an existing R5 District a C2-3 District bounded by:**
 - a. 16th Street, a line 100 feet southeasterly of 7th Avenue, Prospect Avenue, and 7th Avenue; and

16th Street, Prospect Park West, 18th Street, and a line 150 feet northwesterly of Prospect Park West;
2. **eliminating from an existing R5B District a C2-3 District bounded by:**
 - a. 16th Street, a line 150 feet southeasterly of Prospect Park West, Windsor Place, and Prospect Park West; and
 - b. Prospect Avenue, a line 150 feet southeasterly of Prospect Park West, 18th Street, and Prospect Park West;
3. **eliminating from an existing R6 District a C1-3 District bounded by:**
 - a. 21st Street, a line 150 feet southeasterly of 4th Avenue, 24th Street, and 4th Avenue;
 - b. 15th Street, a line 150 feet southeasterly of 5th Avenue, Prospect Avenue, and a line 150 feet northwesterly of 5th Avenue; and
 - c. Prospect Expressway, a line 100 feet southeasterly of 5th Avenue, 17th Street, a line 150 feet southeasterly of 5th Avenue, 23rd Street, a line 150 feet northwesterly of 5th Avenue, 17th Street, and 5th Avenue;
4. **eliminating from an existing R6 District a C2-3 District bounded by:**
 - a. 15th Street, a line 100 feet southeasterly of 3rd Avenue, a line 80 feet northeasterly of Prospect Avenue, a line 180 feet southeasterly of 3rd Avenue, Prospect Avenue, and 3rd Avenue;
 - b. 15th Street, a line 150 feet southeasterly of 4th Avenue, Prospect Avenue, and a line 100 feet northwesterly of 4th Avenue;
 - c. Prospect Expressway, a line 150 feet southeasterly of 4th Avenue, 20th Street, and 4th Avenue;

- d. 23rd Street, 5th Avenue, 24th Street, and a line 150 feet northwesterly of 5th Avenue;
 - e. 15th Street, a line 100 feet southeasterly of 7th Avenue, 16th Street, and 7th Avenue; and
 - f. Prospect Avenue, 7th Avenue, 17th Street, and a line 100 feet northwesterly of 7th Avenue;
5. **changing from an R5 District an R5B District property bounded by** 16th Street, 8th Avenue, Windsor Place, a line 400 feet southeasterly of 8th Avenue, 16th Street, Prospect Park West, 20th Street, a line 110 feet northwesterly of Prospect Park West, a line midway between 19th Street and 20th Street, a line 175 feet northwesterly of Prospect Park West, 19th Street, 7th Avenue, Prospect Avenue, and a line 100 feet southeasterly of 7th Avenue;
6. **changing from an R5 District to an R6A District property bounded by** 16th Street, a line 100 feet southeasterly of 7th Avenue, Prospect Avenue, and 7th Avenue;
7. **changing from an R6 District to an R5B District property bounded by** 15th Street, a line 100 feet northwesterly of 7th Avenue, 16th Street, 7th Avenue, Prospect Avenue, and a line 100 feet southeasterly of 6th Avenue;
8. **changing from an R6 District to an R6A District property bounded by:**
- a. 15th Street, a line 100 feet southeasterly of 3rd Avenue, Prospect Avenue, and 3rd Avenue;
 - b. Prospect Expressway, a line 100 feet southeasterly of 5th Avenue, 24th Street, and a line 100 feet northwesterly of 5th Avenue; and
 - c. 15th Street, a line 100 feet southeasterly of 7th Avenue, 16th Street, and a line 100 feet northwesterly of 7th Avenue;
9. **changing from an R6 District to an R6B District property bounded by:**
- a. 15th Street, a line 100 feet northwesterly of 4th Avenue, Prospect Avenue, and a line 100 feet southeasterly of 3rd Avenue;
 - b. 15th Street, a line 100 feet northwesterly of 5th Avenue, 24th Street, and a line 100 feet southeasterly of 4th Avenue;
 - c. 15th Street, a line 100 feet southeasterly of 6th Avenue, Prospect Avenue, 7th Avenue, 23rd Street, 6th Avenue, 24th Street, and a line 100 feet southeasterly of 5th Avenue; and

- d. 15th Street, a line 100 feet westerly of Bartel Pritchard Square, a line 100 feet northwesterly of Prospect Park West, 16th Street, a line 400 feet southeasterly of 8th Avenue, Windsor Place, 8th Avenue, 16th Street, and a line 100 feet southeasterly of 7th Avenue;
10. **changing from an R6 District to an R8A District property bounded by** 15th Street, a line 100 feet southeasterly of 4th Avenue, 24th Street, 4th Avenue, Prospect Avenue, and a line 100 feet northwesterly of 4th Avenue;
 11. **changing from an R6 District to a C4-3A District property bounded by** 15th Street, a line 100 feet southeasterly of 5th Avenue, Prospect Expressway, and a line 100 feet northwesterly of 5th Avenue;
 12. **establishing within an existing R5B District a C2-4 District bounded by:**
 - a. 16th Street, a line 100 feet southeasterly of Prospect Park West, Windsor Place, and Prospect Park West; and
 - b. Prospect Avenue, a line 100 feet southeasterly of Prospect Park West, 18th Street, and Prospect Park West;
 13. **establishing within an existing R8B District a C2-4 District bounded by** 15th Street, Bartel Pritchard Square, Prospect Park Southwest, a line 100 feet southeasterly of Bartel Pritchard Square, a line 100 feet southeasterly of Prospect Park West, 16th Street, a line 100 feet northwesterly of Prospect Park West, and a line 100 feet easterly of Bartel Pritchard Square;
 14. **establishing within a proposed R5B District a C2-4 District bounded by** 16th Street, Prospect Park West, 18th Street, and a line 100 feet northwesterly of Prospect Park West;
 15. **establishing within a proposed R6A District a C2-4 District bounded by:**
 - a. 15th Street, a line 100 feet southeasterly of 3rd Avenue, Prospect Avenue, and 3rd Avenue;
 - b. Prospect Expressway, a line 100 feet southeasterly of 5th Avenue, 23rd Street, 5th Avenue, 24th Street, and a line 100 feet northwesterly of 5th Avenue; and
 - c. 15th Street, a line 100 feet southeasterly of 7th Avenue, Prospect Avenue, and 7th Avenue;
 16. **establishing within a proposed R6B District a C2-4 District bounded by:**
 - a. a line 60 feet northeasterly of Prospect Avenue, a line 180 feet southeasterly of 3rd Avenue, Prospect Avenue, and a line 100 feet southeasterly of 3rd Avenue; and

- b. Prospect Avenue, 7th Avenue, 17th Street, and a line 100 feet northwesterly of 7th Avenue; and

17. establishing within a proposed R8A District a C2-4 District bounded by:

- a. 15th Street, a line 100 feet southeasterly of 4th Avenue, 20th Street, 4th Avenue, Prospect Avenue, and a line 100 feet northwesterly of 4th Avenue; and
- b. 21st Street, a line 100 feet southeasterly of 4th Avenue, 24th Street, and 4th Avenue;

as shown on a diagram (for illustrative purposes only) dated August 22, 2005, and subject to the conditions of CEQR Declaration E-152.

(On September 14, 2005, Cal. No. 3, the Commission scheduled September 28, 2005 for a public hearing. On September 28, 2005, Cal. No. 19, the hearing was closed.)

For consideration.

No. 26

KNAPP STREET

CD 15

M 050272 ZMK

IN THE MATTER OF an application submitted by Knapp Street Entertainment Center Inc. for the **modification of a previously approved application and Restrictive Declaration (CP 21725) to remove Block 8833, Lot 200 from among the properties subject to the conditions of the Declaration to facilitate the development of a storage facility (Use Group 16) on property located at 2461 Knapp Street (Block 8833, Lot 200), in C7 and C3 Districts.**

For consideration.

BOROUGH OF MANHATTAN

No. 27

LENOX POWELL APARTMENTS

CD 10

C 050460 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 115, 117 and 119 West 137th Street (Block 2006, Lots 20, 121 and 22) 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 sponsor to be determined by HPD;

to facilitate the development of two buildings, tentatively known as Lenox Powell Apartments, with approximately 37 residential units, to be developed under HPD's Vacant Building Program.

(On August 24, 2005, Cal. No. 4, the Commission scheduled September 14, 2005 for a public hearing. On September 14, 2005, Cal. No. 23, the hearing was closed.)

For consideration.

No. 28

HIGHLINE TOWERS GARAGE

CD 4

C 050492 ZSM

IN THE MATTER OF an application submitted by HLP Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Sections 13-562 and 74-52 of the Zoning Resolution **to allow an attended public parking garage with a maximum capacity of 718 spaces on portions of the first floor, the cellar and subcellar of a proposed mixed use building on property located at 501 West 17th Street** (Block 689, Lot 17), in a C6-4 District, within the Special West Chelsea 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 August 24, 2005, Cal. No. 5, the Commission scheduled September 14, 2005 for a public hearing. On September 14, 2005, Cal. No. 24, the hearing was closed.)

For consideration.

No. 29

EAST 115TH STREET CORNERSTONE PROJECT

CD 11

C 050483 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 1401, 1405, 1407, 1409, 1413 and 1415 Fifth Avenue (Block 1621, Lots 1, 3-4, 69, 70 and 72); 3 East 115th Street (Block 1621, Lot 5); 4, 6 and 8 East 116th Street (Block 1621, Lots , 67- 68, and 168), part of Site 34A within the Milbank Frawley Circle East 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 sponsor to be determined by HPD;

to facilitate development of three buildings, with approximately 110 residential units and retail space, to be developed under the Housing Development Corporation's New Housing Opportunities Program.

(On August 24, 2005, Cal. No. 6, the Commission scheduled September 14, 2005 for a public hearing. On September 14, 2005, Cal. No. 25, the hearing was closed.)

For consideration.

No. 30

525 BROOME STREET

CD 2

C 050210 ZSM

IN THE MATTER OF an application submitted by Fluency LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14D(2)(b) to allow retail uses (Use Group 6 uses) on the ground floor and cellar of an existing 6-story building on property located at 525 Broome Street** (Block 476, Lots 1001 and 1002), in an M1-5B District.

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

(On August 24, 2005, Cal. No. 7, the Commission scheduled September 14, 2005 for a public hearing. On September 14, 2005, Cal. No. 26, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 31

BAY TERRACE REZONING

CD 3

C 050145 ZMR

IN THE MATTER OF an application submitted by Councilman Andrew J. Lanza pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 26d, 27b, 33c and 34a, changing from an R3-1 District to an R3X District property bounded by** Amboy Road, Fairbanks Avenue, North Railroad Avenue and its northeasterly centerline prolongation, Willowbrook Parkway, the centerline of the New York City Railroad right-of-way (S.I.R.T.O.A.), Emmet Avenue and its northwesterly centerline prolongation, South Railroad Avenue, Buffalo Street, Twombly Avenue, Emmet Avenue, South Railroad Avenue and its northeasterly centerline prolongation, Willowbrook Parkway, the northeasterly centerline prolongation of Hooper Avenue, Emmet Avenue, O’Gorman Avenue, a line 100 feet southwesterly of Buffalo Street, Durant Avenue, Buffalo Street, Emmet Avenue, Thollen Street, Hopkins Avenue, Durant Avenue, Justin Avenue, a line 350 feet southeasterly of Durant Avenue, Bay Terrace, South Railroad Avenue, Kelvin Avenue, O’Gorman Avenue, Justin Avenue, South Railroad Avenue, Spratt Avenue and its southeasterly centerline prolongation,

Amboy Road, Hopkins Avenue, Sheridan Court, and Buffalo Street, within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated June 20, 2005.

(On September 14, 2005, Cal. No. 4, the Commission scheduled September 28, 2005 for a public hearing. On September 28, 2005, Cal. No. 15, the hearing was closed.)

For consideration.

No. 32

OAKWOOD REZONING

CD 3

C 050180 ZMR

IN THE MATTER OF an application submitted by Councilman James Oddo and Councilman Andrew J. Lanza pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 27b and 34a, changing from an R3-1 District to an R2 District property bounded by** Hylan Boulevard, Oak Avenue, a line 165 feet southeasterly of Hylan Boulevard, a line 100 feet southwesterly of Malden Place (between Hylan Boulevard and Primrose Place) and its southeasterly prolongation, Falcon Avenue, Penn Avenue, a line 100 feet southeasterly of Falcon Avenue, a line 120 feet southwesterly of Tysens Lane, Mill Road, Tysens Lane, Manila Avenue, Roberts Drive, Mill Road, Guyon Avenue, Riga Street, Adelaide Avenue, Lynn Street, a line 95 feet southwesterly of Guyon Avenue, Falcon Avenue, Guyon Avenue, Tarrytown Avenue, Adelaide Avenue, Medina Street, and Isabella Avenue, as shown on a diagram (for illustrative purposes only) dated June 20, 2005.

(On September 14, 2005, Cal. No. 5, the Commission scheduled September 28, 2005 for a public hearing. On September 28, 2005, Cal. No. 16, the hearing was closed.)

For consideration.

No. 33

79 HOWARD AVENUE

CD 1

N 000212 ZAR

IN THE MATTER OF an application submitted by Avery J. Gross **for the grant of authorization** pursuant to Section 119-311 of the Zoning Resolution involving the development and site alteration on a zoning lot having a steep slope of 25% or more **to**

allow for the construction of a private road and three single family detached houses at 79 Howard Avenue (Block 587, Lots 1& 300) 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.

No. 34

CORSON AVENUE

CD 1

N 030350 ZAR

IN THE MATTER OF an application submitted by Sisters LLC Corp. **for the grant of authorizations** pursuant to Sections 119-311 and 119-314 of the Zoning Resolution involving the development and site alteration on a zoning lot having a steep slope of 25% or more and modification of lot coverage controls **to allow for the construction of four, single family detached houses at Corson Avenue (Block 35, Lots 37, 38, 39, 40) 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.

No. 35

153 HIGHLAND AVENUE

CD 1

N 050404 ZAR

IN THE MATTER OF an application submitted by John Toronto **for the grant of authorizations** pursuant to Sections 119-311 and 119-314 of the Zoning Resolution involving the development and site alteration on a zoning lot having a steep slope of 25% or more and modification of lot coverage controls **to allow for the construction of a two-family detached house at 153 Highland Avenue (Block 597, Lot 17) 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.

No. 36

42 BURTON COURT

CD2

N 050446 ZAR

IN THE MATTER OF an application submitted by Michael Beck **for the grant of authorizations** pursuant to Sections 105-422 and 105-431 of the Zoning Resolution involving the development and site alteration on a zoning lot having a steep slope of 25% or more and modification of lot coverage controls **to allow for the construction of an addition to an existing single-family detached house at 42 Burton Court (Block 953, Lot 195) within the Special Natural Area District.**

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 37

PAERDEGAT AVENUE CITY MAP CHANGE

CD 17

C 010049 MMK

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by Brooklyn Mason Supply, 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 a portion of Paerdegat Avenue between Troy Avenue and East 45th Street;
- the delineation of a sewer easement;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map Nos. X-2659 and X-2660 dated March 25, 2005 and signed by the Borough President.

(On September 28, 2005, Cal. No. 1, the Commission scheduled October 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

BROOKLYN/QUEENS ATD PROGRAM

CD 16

C 050481 PCK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Probation 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 2440 Fulton

Street (Block 1554, p/o Lot 16), Brooklyn, for use as an alternative to detention program facility.

(On September 28, 2005, Cal. No. 2, the Commission scheduled October 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

FLATBUSH-NOSTRAND JUNCTION BID

CD 14

N 060107 BDK

PUBLIC HEARING:

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

(On September 26, 2005, Cal. No. 4, the Commission scheduled October 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 40

REMSEN CEMETERY PARK

CD 6

C 050245 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the Department of Parks and Recreation and the Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of Remsen Cemetery Park between Trotting Course Lane and Alderton Street; and
- any acquisition or disposition of real property related thereto,

Community District 6, Borough of Queens, in accordance with Map No. 4981 dated July 25, 2005 and signed by the Borough President.

(On September 28, 2005, Cal. No. 3, the Commission scheduled October 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 41

LOWER DENSITY GROWTH MANAGEMENT ZONING TEXT

CD 1, 2, 3

N 060022 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 amendments to the Zoning Resolution** of the City of New York, relating to Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts), and Article X, Chapter 7 (Special South Richmond Development District), concerning amendments to the regulations for Lower Density Growth Management Areas in the Borough of Staten Island:

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

* * *

**23-30
LOT AREA AND LOT WIDTH REGULATIONS**

* * *

23-32

Minimum Lot Area or Lot Width for Residences

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except as provided in Section 23-33 (Special Provisions for Existing Small Lots), no #residence# is permitted on a #zoning lot# with a total #lot area# or #lot width# less than as set forth in the following table:

REQUIRED MINIMUM LOT AREA AND LOT WIDTH

Type of #Residence#	Minimum #Lot Area# (in sq. ft.)	Minimum #Lot Width# (in feet)	District
#Single-family detached#	9,500	100	R1-1
	5,700	60	R1-2
	3,800	40	R2 R2A
	2,850	30	R2X
#Single-# or #two-family detached# or #zero lot line# where permitted	3,800	40	R3-1 R3-2 R4- R10
	3,325	35	R3X
	2,850	30	R4A*
	2,375	25	R3A* R4B R4-1* R5B
Any other permitted	1,700	18	R3-R10*

However, in #lower density growth management areas# in the Borough of Staten Island, the following rules shall apply:

- (a) Where two or more #buildings# that are #single# or #two-family detached# or #semi-detached residences# are located on a #zoning lot#, the applicable minimum #lot area# requirement set forth in the table above shall be multiplied by the number of such #buildings# on the #zoning lot#.
- (b) The #lot width# requirements set forth in this Section shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that the applicable lot width, in feet, set forth in the table above shall be met along at least one #street line# of the #zoning lot#, or, for #corner lots#, along each intersecting #street line#. No #residence#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any

point where such #residence# is located than the applicable minimum lot width, in feet, set forth in the table above.

- * In #lower density growth management areas#, for #two-family detached# and #two-family zero lot line residences#, where permitted, in R3A, R4A and R4-1 Districts, and for #two-family semi-detached residences# in R3-1, R3-2 and R4-1 Districts, the minimum #lot area# shall be 3,135 square feet and the minimum #lot width# shall be 33 feet.

* * *

**23-33
Special Provisions for Existing Small Lots**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, either one #single-family detached residence# or, where permitted, one #single-# or #two-family residence# may be built upon a #zoning lot# consisting entirely of a tract of land that:

- (a) has less than the prescribed minimum #lot area# or #lot width#, or, in #lower density growth management areas# in the Borough of Staten Island does not comply with the provisions of Section 23-32 Minimum Lot Area or Lot Width for Residences);
- (b) was owned separately and individually from all other adjoining tracts of land, both on December 15, 1961 and on the date of application for a building permit, or in R2X, R3A, R3X or R4A Districts, both on the effective date of establishing such district on the #zoning maps# and on the date of application for a building permit, or in #lower density growth management areas#, both on (effective date of amendment) and on the date of application for building permit; and
- (c) if #developed# as a #two-family residence#, meets the applicable density requirement of the zoning district in which such #zoning lot# is located.

* * *

**23-80
COURT REGULATIONS, ~~AND~~ MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES AND OPEN AREA REQUIREMENTS**

* * *

**23-89
Open Area Requirements for Residences in Lower Density Growth Management Areas in the Borough of Staten Island**

The provisions of this Section shall apply in #lower density growth management areas# in the Borough of Staten Island, to all #zoning lots# in #Residence Districts# with two or

more #residential buildings# or #building segments#. All such #residential buildings# or #building segments# shall provide open areas as set forth below:

- (a) An open area shall be provided adjacent to the rear wall of each such #building# or #building segment#. For the purposes of this Section, the “rear wall” shall be the wall opposite the wall of each #building# or #building segment# that faces a #street# or #private road#. The width of such open area shall be equal to the width of each #building# or #building segment#, and the depth of such open area shall be at least 30 feet when measured perpendicular to each rear wall. No such open areas shall serve more than one #building# or #building segment#. Only those obstructions set forth in paragraph (b) of Section 23-44 shall be allowed, except that parking spaces, whether enclosed or unenclosed, and driveways shall not be permitted within such open areas.
- (b) For #buildings# or #building segments# that front upon two or more #streets# or #private roads#, and for #buildings# or #building segments# that do not face a #street# or #private road#, one wall of such #building# or #building segment# shall be designated the rear wall, and the open area provisions of this Section applied adjacent to such wall. However, for not more than one #building# or #building segment# located at the corner of intersecting #streets# or #private roads#, the depth of such required open area may be reduced to 20 feet.

* * *

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.~~

For all #zoning lots# containing #residences#, the minimum #lot area# and #lot width# requirements set forth in Table A shall apply, which shall vary by building height. Where two or more #buildings# that are #single# or #two-family detached# or #semi-detached residences# are located on a #zoning lot#, the applicable minimum #lot area# requirement shall be multiplied by the number of such #buildings# on the #zoning lot#.

The #lot width# requirements set forth in this Section shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that the applicable lot width, in feet, set forth in the table above shall be met along at least one #street line# of the #zoning lot#, or, for #corner lots#, along each intersecting #street line#. No #residence#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point where such #residence# is located than the applicable minimum lot width, in feet, set forth in the table above.

However, one #single-family detached residence# or, where permitted, one #single# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land, that:

- (a) has less than the minimum ~~of #lot area# or #lot width# prescribed in Table A~~ lot width required pursuant to this Section; and
- (b) was owned separately and individually from all other adjoining tracts of land, ~~both on September 11, 1975 and on the date of application for a building permit,~~ both on (effective date of amendment) and on the date of application for a building permit.

In all cases, the density regulations of the applicable district shall remain in effect, except that the factor for determining the maximum number of #dwelling units# shall be 1,000 in R3A and R4A Districts, 1,140 in R3X Districts, and 685 for #semi-detached residences# in R3-1 and R3-2 Districts.

TABLE A

District	Type of #Residence#	<u>Minimum</u> #Lot Area# (in sq.ft.)	Minimu m Lot Width (in feet)	Minimum Height (in stories)
R1-1	#detached#	9,500	100	1-4
R1-2	#detached#	5,700	40 50 60	1-2 3 4
R-2	#detached#	3,800	40	1-4
R3-1	#detached#	3,800	40 45	1-2 3-4
R3-1 R3-2	#semi-detached#	2,375 3,800	24 40	1-2 3-4
R3-2	#detached#	3,800 4,275	40 45	1-2 3-4
	#attached#	1,700 2,280	18 24	1-2 3-4
R3A	#detached#	3,325	35	1-3

R3X	#detached#	3,800	40	1-2
		4,750	50	3
		5,700	60	4
R4A	#detached#	3,325	35	1-3
R4-1	#semi-detached#	2,375	24	1-3
	#detached#	3,325	35	1-3

* * *

(On September 28, 2005, Cal. No. 4, the Commission scheduled October 19, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

**IV. CITY PLANNING COMMISSION 2005 SCHEDULE OF MEETINGS
July 1 to December 31**

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

*Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.*

V. CITY PLANNING COMMISSION 2006 SCHEDULE OF MEETINGS
January 1 to June 30

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JANUARY	1	2 <small>NEW YEAR'S DAY OBSERVED</small>	3	4	5	6	7	
	8	9 <small>REVIEW SESSION</small>	10	11 <small>CPC PUBLIC MEETING</small>	12	13	14	
	15	16 <small>MARTIN LUTHER KING, JR. DAY</small>	17	18	19	20	21	
	22	23 <small>REVIEW SESSION</small>	24	25 <small>CPC PUBLIC MEETING</small>	26	27	28	
	29	30	31					
FEBRUARY				1	2	3	4	
	5	6 <small>REVIEW SESSION</small>	7	8 <small>CPC PUBLIC MEETING</small>	9	10	11	
	12	13 <small>LINCOLN'S BIRTHDAY</small>	14	15	16	17	18	
	19	20 <small>PRESIDENTS' DAY</small>	21 <small>*REVIEW SESSION</small>	22 <small>CPC PUBLIC MEETING</small>	23	24	25	*Review Session will be held on <u>Tuesday, February 21st</u>
	26	27	28					
MARCH				1 <small>ASH WEDNESDAY</small>	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 <small>ST. PATRICK'S DAY</small>	25	
	26	27	28	29	30	31		
APRIL							1	
	2	3 <small>REVIEW SESSION</small>	4	5 <small>CPC PUBLIC MEETING</small>	6	7	8	
	9	10 <small>PALM SUNDAY</small>	11	12	13	14 <small>GOOD FRIDAY</small>	15	
	16	17 <small>EASTER SUNDAY</small>	18	19	20	21	22	
	23	24 <small>REVIEW SESSION</small>	25	26 <small>CPC PUBLIC MEETING</small>	27	28	29	
30								
MAY		1	2	3	4	5	6	
	7	8 <small>REVIEW SESSION</small>	9	10 <small>CPC PUBLIC MEETING</small>	11	12	13	
	14	15	16	17	18	19	20	
	21	22 <small>REVIEW SESSION</small>	23	24 <small>CPC PUBLIC MEETING</small>	25	26	27	
	28	29 <small>MEMORIAL DAY OBSERVED</small>	30	31				
JUNE					1	2	3	
	4	5 <small>REVIEW SESSION</small>	6	7 <small>CPC PUBLIC MEETING</small>	8	9	10	
	11	12	13	14	15	16	17	
	18	19 <small>REVIEW SESSION</small>	20	21 <small>CPC PUBLIC MEETING</small>	22	23	24	
	25	26	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.