

# CITY PLANNING COMMISSION DISPOSITION SHEET

**SPECIAL MEETING:  
MONDAY, JANUARY 28, 2008  
1:00 P.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 070522 ZMM	6	EAST RIVER REALTY	Favorable Report Adopted
2	C 070523 ZSM	6	" "	Withdrawn
3	C 070523(A) ZSM	6	" "	Fav. Report Adopted as Modified
4	C 070524 ZSM	6	" "	Withdrawn
5	C 070525 ZSM	6	" "	Favorable Report Adopted
6	C 070529 ZMM	6	" "	" "
7	N 070530 ZRM	6	" "	Withdrawn
8	N 070530(A) ZRM	6	" "	Fav. Report Adopted as Modified
9	C 070531 ZSM	6	" "	Withdrawn
10	C 070531(A) ZSM	6	" "	Fav. Report Adopted as Modified
11	C 070532 ZSM	6	" "	Withdrawn
12	C 070532(A) ZSM	6	" "	" "
13	C 070533 ZSM	6	" "	Favorable Report Adopted
14	C 070534 ZSM	6	" "	Fav. Report Adopted as Modified
15	N 060273 NPM	6	COMMUNITY BOARD 6 197 a PLAN	" "
16	C 080066 HUM	7	108 <sup>TH</sup> STREET GARAGES	Favorable Report Adopted
17	C 080067 HAM	7	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R													
		Calendar Numbers:													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Amanda M. Burden, AICP, Chair	P	Y		Y		Y	Y		Y		Y			Y	Y
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y		Y		Y	Y		Y		Y			Y	Y
Angela M. Battaglia	P	Y	W	Y	W	Y	Y	W	Y	W	Y	W	W	Y	Y
Irwin Cantor, P.E.	P	Y	I	Y	I	Y	Y	I	Y	I	Y	I	I	Y	Y
Angela R. Cavaluzzi, R.A.	P	N	T	N	T	N	N	T	Y	T	N	T	T	N	N
Alfred C Cerullo, III	P	Y	H	Y	H	Y	Y	H	Y	H	Y	H	H	Y	Y
Betty Chen	P	Y	D	Y	D	Y	Y	D	Y	D	Y	D	D	Y	Y
Maria M. Del Toro	P	Y	R	Y	R	Y	Y	R	Y	R	Y	R	R	Y	Y
Richard W. Eaddy	P	Y	A	Y	A	Y	Y	A	Y	A	Y	A	A	Y	Y
Nathan Leventhal	P	Y	W	Y	W	Y	Y	W	Y	W	Y	W	W	Y	Y
Shirley A. McRae	P	AB	N	AB	N	AB	AB	N	AB	N	AB	N	N	AB	AB
John Merolo	P	Y		Y		Y	Y		Y		Y			Y	Y
Karen A. Phillips, Commissioners	P	N		N		N	N		Y		N			N	N

MEETING ADJOURNED AT: 1:42 P.M.



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

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**CITY PLANNING COMMISSION**

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**MONDAY, JANUARY 28, 2008**

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**SPECIAL MEETING AT 1:00 P.M.  
IN SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK**



**Michael R. Bloomberg, Mayor  
City of New York**

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

A

**CITY PLANNING COMMISSION**

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GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

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

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

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**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](http://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**
- BETTY Y. CHEN**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- NATHAN LEVENTHAL**
- SHIRLEY McRAE**
- JOHN MEROLO**
- KAREN A. PHILLIPS, 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.

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**MONDAY, JANUARY 28, 2008**

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**I. REPORTS**

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**BOROUGH OF MANHATTAN**

**Nos. 1-14**

***EAST RIVER REALTY***

**No. 1**

**CD 6**

**C 070522 ZMM**

**IN THE MATTER OF** an application submitted by 616 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

1. changing from an M1-5 District to a C4-6 District property bounded East 36<sup>th</sup> Street, line 200 feet easterly of First Avenue, East 35<sup>th</sup> Street, and First Avenue; and
2. changing from an M3-2 District to a C4-6 District property bounded East 36<sup>th</sup> Street and its easterly centerline prolongation, the U.S. Pierhead Line, East 35<sup>th</sup> Street and its easterly centerline prolongation, and a line 200 feet easterly of First Avenue;

as shown on a diagram (for illustrative purposes only) dated August 20, 2007, and subject to the conditions of CEQR Declaration E-196.

(On November 14, 2007, Cal. No. 1, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 28, the hearing was closed.)

**For consideration.**

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**No. 2**

**CD 6**

**C 070523 ZSM**

**IN THE MATTER OF** an application submitted by 616 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Sections 23-652, 23-632, 23-633 and 33-432, in connection with a proposed mixed use development on property located at 616 First Avenue (Block 967, Lot 1), in a C4-6\* District, within a General Large-Scale Development.

\*Note: The site is proposed to be rezoned from M1-5 and M3-2 Districts to a C4-6 District, under a related application C 070522 ZMM.

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 November 14, 2007, Cal. No. 2, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 29, the hearing was closed.)

**For consideration.**

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**No. 3**

**CD 6**

**C 070523(A) ZSM**

**IN THE MATTER OF** an application submitted by 616 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

- a. Section 74-743(a)(2) - to modify the height and setback requirements of Sections 23-652, 23-632, 23-633 and 33-432; and
- b. Section 74-743(a)(6)(ii)\* - to modify the requirements of Section 23-942 to allow community facility floor area above the ground floor to be excluded from the calculation of the amount of lower income housing required;

in connection with a proposed mixed use development on property located at 616 First Avenue (Block 967, Lot 1), in a C4-6\* District, within a General Large-Scale Development.

\*Note: A new Section 74-743(a)(6) of the Zoning Resolution is proposed under a related application N 070530(A) ZRM and the site is proposed to be rezoned from M1-5 and M3-2 Districts to a C4-6 District, under a related application C 070522 ZMM.

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 November 14, 2007, Cal. No. 3, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 30, the hearing was closed.)

**For consideration.**

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**No. 4**

**CD 6**

**C 070524 ZSM**

**IN THE MATTER OF** an application submitted by 616 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96 of the Zoning Resolution to modify the residential plaza requirements of Article 2, Chapter 7, in connection with a proposed mixed use development on property located at 616 First Avenue (Block 967, Lot 1), in a C4-6\* District, within a General Large-Scale Development.

\*Note: The site is proposed to be rezoned from M1-5 and M3-2 Districts to a C4-6 District, under a related application C 070522 ZMM.

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 November 14, 2007, Cal. No. 4, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 31, the hearing was closed.)

**For consideration.**

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**No. 5**

**CD 6**

**C 070525 ZSM**

**IN THE MATTER OF** an application submitted by 616 First Realty Company, 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 294 spaces on portions of the ground floor, cellar and subcellar of a proposed mixed use development on property located at 616 First Avenue (Block 967, Lot 1), in a C4-6\* District, within a General Large-Scale Development.

\*Note: The site is proposed to be rezoned from M1-5 and M3-2 Districts to a C4-6 District, under a related application C 070522 ZMM.

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 November 14, 2007, Cal. No. 5, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 32, the hearing was closed.)

**For consideration.**

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**No. 6**

**CD 6**

**C 070529 ZMM**

**IN THE MATTER OF** an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

1. changing from a C1-9 District to a C5-2 District property bounded by East 40th Street, First Avenue, East 39<sup>th</sup> Street, and Entrance Street; and
2. changing from an M3-2 District to a C5-2 District property bounded by East 41<sup>st</sup> Street and its easterly centerline prolongation, the U.S. Pierhead Line, East 38<sup>th</sup> Street and its easterly centerline prolongation, and First Avenue;

as shown on a diagram (for illustrative purposes only) dated August 20, 2007, and subject to the conditions of CEQR Declaration E-196.

(On November 14, 2007, Cal. No. 6, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 33, the hearing was closed.)

**For consideration.**

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**No. 7**

**CD 6**

**N 070530 ZRM**

**IN THE MATTER OF** an application submitted by 685,700,708 First Realty Company, LLC, pursuant to Section 201 of the New York City Charter for amendment of the Zoning Resolution of the City of New York concerning Section 12-10 (Definitions), relating to

the definition of General Large-Scale Development, and Section 74-743 (Special Provisions for Bulk Modifications) relating to the location of a Residential Plaza within a General Large-Scale Development.

Matter underlined is new, to be added;

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

Matter in strikeout is text to be deleted;

\*\*\* indicates where unchanged text appears in the zoning resolution

\* \* \*

**12-10  
DEFINITIONS**

\* \* \*

Large-scale development, general

A "general large-scale development" is a large-scale #development# or #enlargement# other than a #large-scale residential development# or a #large-scale community facility development#. A #general large-scale development# may be located in any #Commercial# or #Manufacturing District#, subject to the restrictions of Section 74-743 (Special Provisions for Bulk Modifications), paragraph (a)(1), on a tract of land containing a single #zoning lot# or two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or a #street# intersection, which tract of land:

(a) has or will have an area of at least 1.5 acres; and

(b) is designated as a tract, all of which is to be used, #developed# or #enlarged# as a unit:

(1) under single fee ownership or alternate ownership arrangements as set forth in the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #development#; or

(2) under single fee, alternate or separate ownership, either:

(i) pursuant to an urban renewal plan for the #development# of a designated urban renewal area containing such tract of land; or

(ii) through assemblage by any other governmental agency, or its agent, having the power of condemnation.

Such tract of land may include any land occupied by #buildings# existing at the time an application is submitted to the City Planning Commission under the provisions of Article VII, Chapter 4, provided that such #buildings# form an integral part of the #general large-scale development#, and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #buildings#. Notwithstanding the above, in C5 and C6 Districts a #general large-scale development# having a minimum #lot area# of 5 acres may include a

#zoning lot# that contains an existing #building# that is not integrally related to the other parts of the #general large-scale development# provided that such #building# covers less than 15 percent of the #lot area# of the #general large-scale development# and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #building#.

\* \* \*

#### **74-74 General Large-Scale Development**

\* \* \*

#### **74-743 Special provisions for bulk modification**

(a) For a #general large-scale development#, the City Planning Commission may permit:

- (1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage# and total required #open space# under the applicable district regulations within a #general large-scale development# without regard for #zoning lot lines# or district boundaries subject to the following limitations:
  - (i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;
  - (ii) when a #general large-scale development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted;
- (2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;
- (3) variation in the location of primary business entrances and #show windows# along frontages adjacent to #zoning lots# outside the #general large-scale development# without regard to regulations applicable near #Residence District# boundaries; and
- (4) the maximum #floor area ratio# permitted pursuant to Section 23-142 (In R6, R7, R8 or R9 Districts) for the applicable district without regard for #height factor# or #open space ratio# requirements provided that

the #general large-scale development# is located partially in a C6-1, C6-2 or C6-3 District within the boundaries of Community District 7 in Manhattan and that a minimum of 50 percent of the required #open space# is provided within the #general large-scale development#. Required #open space# for the purposes of paragraph (a)(4) of this Section shall be calculated by utilizing the smallest #open space ratio# at the maximum #floor area ratio# pursuant to Section 23-142 for the applicable district.

(5) a #residential plaza# to be located anywhere within a #general large-scale development# without regard for #zoning lot lines# provided the #general large-scale development# has a minimum #lot area# of 5 acres and is located in a C5 or C6 District. Where there are more than one contiguous residential plaza on a zoning lot, the residential plazas may be considered as one plaza for the purpose of compliance with the residential plaza standards.

- (b) In order to grant a special permit pursuant to this Section for any #general large-scale development#, the Commission shall find that:
- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding #development#, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #general large-scale development#, the neighborhood, and the City as a whole;
  - (2) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;
  - (3) where a #zoning lot# of a #general large-scale development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped #street# is provided;
  - (4) considering the size of the proposed #general large scale development#, the #streets# providing access to such #general large-scale development# will be adequate to handle traffic resulting therefrom;
  - (5) when the Commission has determined that the #general large-scale development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed

facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable;

- (6) where the Commission permits the maximum #floor area ratio# in accordance with the provisions of paragraph (a)(4) of this Section, the #open space# provided is of sufficient size to serve the residents of new or #enlarged buildings#. Such #open space# shall be accessible to and usable by all residents of such new or #enlarged buildings#, have appropriate access, circulation, seating, lighting and paving, and be substantially landscaped. Furthermore, the site plan of such #general-large scale development# shall include superior landscaping for #open space# of the new or #enlarged buildings#; and
- (7) a declaration with regard to ownership requirements in paragraph (b) of the #general large-scale development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #general large scale development# and to minimize adverse effects on the character of the surrounding area.

For a phased construction program of a multi-building complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #general large-scale development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

(On November 14, 2007, Cal. No. 7, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 34, the hearing was closed.)

**For consideration.**

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**No. 8**

**CD 6**

**N 070530(A) ZRM**

**IN THE MATTER OF** a modified application submitted by 685,700,708 First Realty Company, LLC, pursuant to Section 201 of the New York City Charter for amendment of the Zoning Resolution of the City of New York concerning Section 12-10 (Definitions), relating to the definition of General Large-Scale Development, Section 23-144 (In Designated Areas where the Inclusionary Housing Program is Applicable), Section 23-15 (Maximum Floor Area Ratio in R10 Districts), Section 23-922 (Inclusionary housing

designated areas), Section 24-161 (Maximum floor area ratio for zoning lots containing community facility and residential uses), Section 35-31 (Maximum Floor Area Ratio for Mixed Buildings), and Section 74-743 (Special Provisions for Bulk Modifications).

Matter underlined is new, to be added;

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

Matter in strikeout is text to be deleted;

\*\*\* indicates where unchanged text appears in the zoning resolution

\* \* \*

## **12-10**

### **DEFINITIONS**

\* \* \*

Large-scale development, general

A "general large-scale development" is a large-scale #development# or #enlargement# other than a #large-scale residential development# or a #large-scale community facility development#. A #general large-scale development# may be located in any #Commercial# or #Manufacturing District#, subject to the restrictions of Section 74-743 (Special provisions for bulk modifications), paragraph (a)(1), on a tract of land containing a single #zoning lot# or two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or a #street# intersection, which tract of land:

(a) has or will have an area of at least 1.5 acres; and

(b) is designated as a tract, all of which is to be used, #developed# or #enlarged# as a unit:

(1) under single fee ownership or alternate ownership arrangements as set forth in the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #development#; or

(2) under single fee, alternate or separate ownership, either:

(i) pursuant to an urban renewal plan for the #development# of a designated urban renewal area containing such tract of land; or

(ii) through assemblage by any other governmental agency, or its agent, having the power of condemnation.

Such tract of land may include any land occupied by #buildings# existing at the time an application is submitted to the City Planning Commission under the provisions of Article VII, Chapter 4, provided that such #buildings# form an integral part of the #general large-scale development#, and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #buildings#. Notwithstanding the above, in C5 and C6 Districts a

#general large-scale development# having a minimum #lot area# of 5 acres may include a #zoning lot# that contains an existing #building# that is not integrally related to the other parts of the #general large-scale development# provided that such #building# covers less than 15 percent of the #lot area# of the #general large-scale development# and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #building#.

\* \* \*

**23-144  
In designated areas where the Inclusionary Housing Program is applicable**

In #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated areas).

Community District	Zoning District
Community District 1, Brooklyn	R6 R6A R6B R7A
Community District 2, Brooklyn	R7A
Community District 7, Brooklyn	R8A
<u>Community District 6, Manhattan</u>	<u>R10</u>
Community District 7, Manhattan	R9A
Community District 2, Queens	R7X

\* \* \*

**23-15  
Maximum Floor Area Ratio in R10 Districts**

R10

In the district indicated, except in #Inclusionary Housing designated areas#, the #floor area ratio# for any #building# on a #zoning lot# shall not exceed 10.0, except as provided in Section 23-17 (Special Provisions for Zoning Lots Divided By District Boundaries) and Section 23-90 (INCLUSIONARY HOUSING).

Notwithstanding any other provision of this Resolution, the maximum #floor area ratio# shall not exceed 12.0. However, within the boundaries of Community District 7 in the Borough of Manhattan, all #developments# or #enlargements# in R10 Districts, except R10A or R10X Districts, shall be limited to a maximum #floor area ratio# of 10.0.

\* \* \*

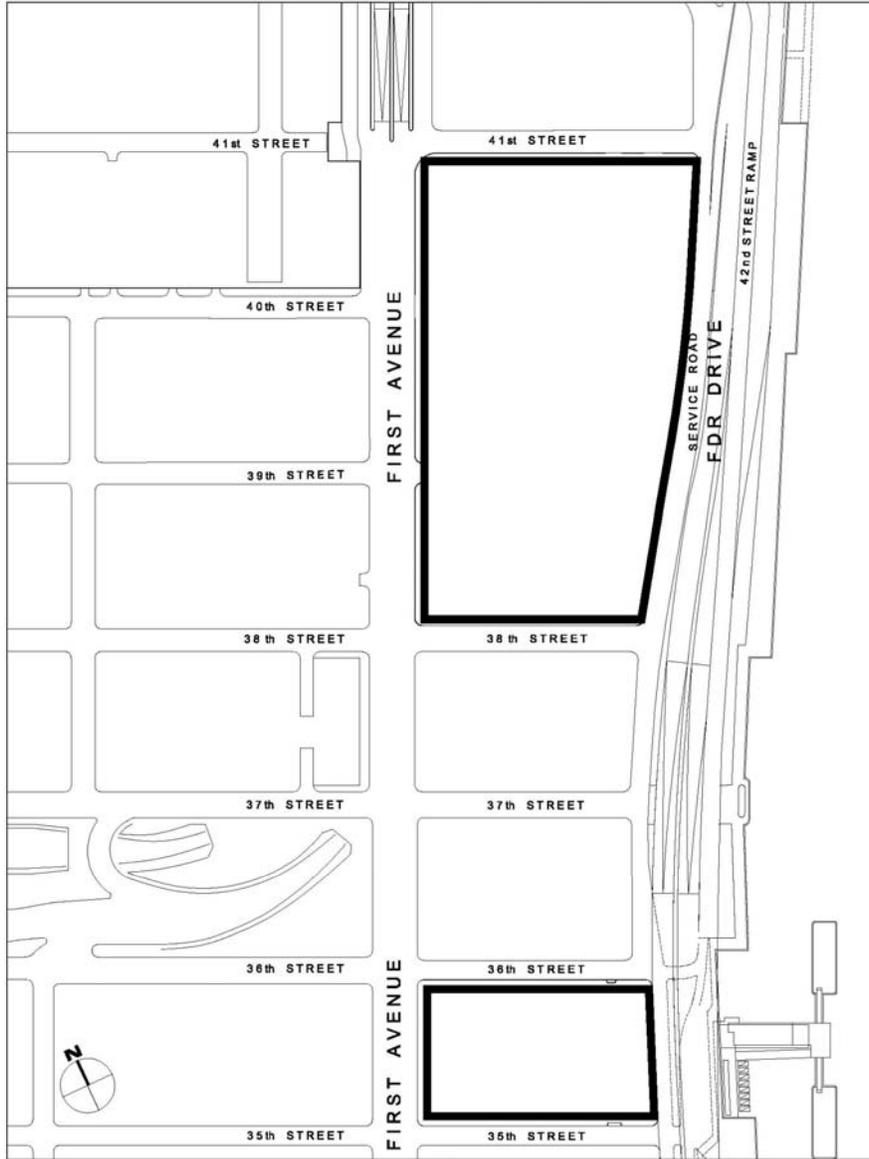
**23-922**

**Inclusionary housing designated areas**

The Inclusionary Housing Program shall apply in the following areas:

\* \* \*

(g) In Community District 6, in the Borough of Manhattan, in the R10 Districts within the areas shown on the following Map 14:



The Inclusionary Housing Program shall apply in special purpose districts when specific zoning districts or areas are defined as #Inclusionary Housing designated areas# within the special purpose district.

\* \* \*

#### **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 R5D 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#.

In the designated areas set forth in Section 23-922 (Inclusionary Housing designated areas), except within Waterfront Access Plan Bk-1, the #floor area ratios# of Section 23-942 shall apply within a #general large-scale development# or 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 the designated areas set forth in Section 23-922 (Inclusionary Housing designated areas), except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply within a #general large-scale development# or where the #residential#

portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

A non-#residential use# occupying a portion of a #building# that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations on maximum #floor area

\* \* \*

#### **74-74**

#### **General Large-Scale Development**

\* \* \*

#### **74-743**

#### **Special provisions for bulk modification**

(a) For a #general large-scale development#, the City Planning Commission may permit:

- (1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage# and total required #open space# under the applicable district regulations within a #general large-scale development# without regard for #zoning lot lines# or district boundaries subject to the following limitations:
  - (i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;
  - (ii) when a #general large-scale development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted;
- (2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;
- (3) variation in the location of primary business entrances and #show windows# along frontages adjacent to #zoning lots# outside the #general large-scale development# without regard to regulations applicable near #Residence District# boundaries; and
- (4) the maximum #floor area ratio# permitted pursuant to Section 23-142 (In R6, R7, R8 or R9 Districts) for the applicable district without regard

for #height factor# or #open space ratio# requirements provided that the #general large-scale development# is located partially in a C6-1, C6-2 or C6-3 District within the boundaries of Community District 7 in Manhattan and that a minimum of 50 percent of the required #open space# is provided within the #general large-scale development#. Required #open space# for the purposes of paragraph (a)(4) of this Section shall be calculated by utilizing the smallest #open space ratio# at the maximum #floor area ratio# pursuant to Section 23-142 for the applicable district.

(5) a #residential plaza# to be located anywhere within a #general large-scale development# without regard for #zoning lot lines# provided the #general large-scale development# has a minimum #lot area# of 5 acres and is located in a C5 or C6 District. Where there are more than one contiguous residential plaza on a zoning lot, the residential plazas may be considered as one plaza for the purpose of compliance with the residential plaza standards.

(6) in an #Inclusionary Housing designated area# in a C4-6 or C5 district,

(i) a portion of the lot area that contains a wholly #commercial building# to be excluded from the calculation of #floor area# for any other #buildings# on the remainder of the #zoning lot#;

(ii) #community facility floor area# located above the ground floor to be excluded from the calculation of the amount of #lower income housing# required pursuant to Section 23-942.

(b) In order to grant a special permit pursuant to this Section for any #general large-scale development#, the Commission shall find that:

(1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding #development#, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #general large-scale development#, the neighborhood, and the City as a whole;

- (2) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;
- (3) where a #zoning lot# of a #general large-scale development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped #street# is provided;
- (4) considering the size of the proposed #general large scale development#, the #streets# providing access to such #general large-scale development# will be adequate to handle traffic resulting therefrom;
- (5) when the Commission has determined that the #general large-scale development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable;
- (6) where the Commission permits the maximum #floor area ratio# in accordance with the provisions of paragraph (a)(4) of this Section, the #open space# provided is of sufficient size to serve the residents of new or #enlarged buildings#. Such #open space# shall be accessible to and usable by all residents of such new or #enlarged buildings#, have appropriate access, circulation, seating, lighting and paving, and be substantially landscaped. Furthermore, the site plan of such #general-large scale development# shall include superior landscaping for #open space# of the new or #enlarged buildings#; and
- (7) where the Commission permits the exclusion of #lot area# or #floor area# in accordance with the provisions of paragraph (a)(6) of this Section, such modification will facilitate a desirable mix of #uses# in the #general large-scale development# and a plan consistent with the objectives of the Inclusionary Housing program; and
- (8) a declaration with regard to ownership requirements in paragraph (b) of the #general large-scale development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #general large scale development# and to minimize adverse effects on the character of the surrounding area.

For a phased construction program of a multi-building complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #general large-scale

development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

\* \* \*

(On November 14, 2007, Cal. No. 8, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 35, the hearing was closed.)

**For consideration.**

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**No. 9**

**CD 6**

**C 070531 ZSM**

**IN THE MATTER OF** an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

1. Section 74-743(a)(2) - to modify the height and setback requirements of Sections 23-652, 23-632, 23-633 and 33-432, and
2. Section 74-743(a)(5)\* – to allow a residential plaza to be located anywhere within a general large-scale development without regard for zoning lot lines

in connection with a proposed mixed use development on property located at 685, 700 & 708 First Avenue (Block 945, Lots 23 & 33, Block 970, Lots 1 & 2), in a C5-2\* District, within a General Large-Scale Development.

\*Note: A new Section 74-743(a)(5) of the Zoning Resolution is proposed under a related application N 070530 ZRY, and the site is proposed to be rezoned from C1-9 and M3-2 Districts to a C5-2 District under a related application C 070529 ZMM.

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 November 14, 2007, Cal. No. 9, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 36, the hearing was closed.)

**For consideration.**

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**No. 10****CD 6****C 070531(A) ZSM**

**IN THE MATTER OF** an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, for the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of total allowable floor area within the general large-scale development without regard for zoning lot lines or district boundaries;
2. Section 74-743(a)(2) - to modify the height and setback requirements of Sections 23-652, 23-632, 23-633 and 33-432; and
3. Section 74-743(a)(5)(i)\* - to modify the requirements of Section 23-942 to allow a portion of the lot area that contains a wholly commercial building to be excluded from the calculation of floor area for any other buildings on the remainder of the zoning lot;

in connection with a proposed mixed use development on property located at 685, 700 & 708 First Avenue (Block 945, Lots 23 & 33, Block 970, Lots 1 & 2), in a C5-2\* District, within a General Large-Scale Development.

\*Note: A new Section 74-743(a)(5) of the Zoning Resolution is proposed under a related application N 070530(A) ZRM, and the site is proposed to be rezoned from C1-9 and M3-2 Districts to a C5-2 District under a related application C 070529 ZMM.

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 November 14, 2007, Cal. No. 10, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 37, the hearing was closed.)

**For consideration.**

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**No. 11**

**CD 6**

**C 070532 ZSM**

**IN THE MATTER OF** an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96 of the Zoning Resolution to modify the residential plaza requirements of Article 2, Chapter 7, in connection with a proposed mixed use development on property located at 685, 700 & 708 First Avenue (Block 945, Lots 23 & 33, Block 970, Lots 1 & 2), in a C5-2\* District, within a General Large-Scale Development.

\*Note: The site is proposed to be rezoned from C1-9 and M3-2 Districts to a C5-2 District under a related application C 070529 ZMM.

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 November 14, 2007, Cal. No. 11, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 38, the hearing was closed.)

**For consideration.**

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**No. 12**

**CD 6**

**C 070532(A) ZSM**

**IN THE MATTER OF** an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, for the grant of a special permit pursuant to Section 74-91 of the Zoning Resolution to modify the public plaza requirements of Section 37-70 (Public Plazas), in connection with a proposed mixed use development on property located at 685, 700 & 708 First Avenue (Block 945, Lots 23 & 33, Block 970, Lots 1 & 2), in a C5-2\* District, within a General Large-Scale Development.

\*Note: The site is proposed to be rezoned from C1-9 and M3-2 Districts to a C5-2 District under a related application C 070529 ZMM.

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 November 14, 2007, Cal. No. 12, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 39, the hearing was closed.)

**For consideration.**

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**No. 13**

**CD 6**

**C 070533 ZSM**

**IN THE MATTER OF** an application submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-561 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 499 spaces in a portion of the cellar of a proposed mixed use development on property located at 700 & 708 First Avenue (Block 970, Lots 1 & 2), in a C5-2\* District, within a General Large-Scale Development.

\*Note: The site is proposed to be rezoned from C1-9 and M3-2 Districts to a C5-2 District under a related application C 070529 ZMM.

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 November 14, 2007, Cal. No. 13, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 40, the hearing was closed.)

**For consideration.**

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**No. 14**

**CD 6**

**C 070534 ZSM**

**IN THE MATTER OF** an application submitted by 685, 700, 708 First Realty Company, 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 651 spaces on portions of the cellar and subcellar of a proposed mixed use development on property located at 700 & 708 First Avenue (Block 970, Lots 1 & 2), in a C5-2\* District, within a General Large-Scale Development.

\*Note: The site is proposed to be rezoned from C1-9 and M3-2 Districts to a C5-2 District under a related application C 070529 ZMM.

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 November 14, 2007, Cal. No. 14, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 41, the hearing was closed.)

**For consideration.**

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**No. 15**

***COMMUNITY BOARD 6 197 a PLAN***

**CD 6**

**N 060273 NPM**

**IN THE MATTER OF** a continued public hearing for a plan submitted by Manhattan Community Board 6 concerning recommendations for land use, zoning, the waterfront, urban design, preservation and transportation in the eastern portion of Community District 6, for consideration pursuant to Section 197-a of the New York City Charter. The proposed plan is called the "197-a Plan for the Eastern Section of Community District 6, Borough of Manhattan, New York City."

(On September 13, 2006, Cal. No. 2, the Commission scheduled September 27, 2006 for a public hearing. On September 27, 2006, Cal. No. 16 the hearing was continued. On November 14, 2007, Cal. No. 15, the Commission scheduled December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 42, the hearing was closed.)

**For consideration.**

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**Nos. 16 & 17**

***108<sup>TH</sup> STREET GARAGES***

**No. 16**

**CD 7**

**C 080066 HUM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York

City Charter for the 5<sup>th</sup> amendment to the Cathedral Parkway Urban Renewal Plan for the Cathedral Parkway Urban Renewal Area.

The proposed plan amends the designation of Site 3 (residential and related uses and/or public open space). Site 3 will be subdivided into five sites creating a new Site 3 (commercial), Site 3A (residential), Site 3B (commercial), Site 3C (public open space), and Site 3D (commercial).

This change would facilitate the continued use of proposed sites 3, 3B, and 3D as public parking garages.

(On December 5, 2007, Cal. No. 5, the Commission scheduled December 19, 2007 for a public hearing. On December 19, 2007, Cal. No. 25, the hearing was closed.)

**For consideration.**

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**No. 17**

**CD 7**

**C 080067 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 103-07, 137-43, and 151-59 West 108<sup>th</sup> Street (Block 1863, Lots 26, 13, and 5) Sites 3, 3B and 3D within the Cathedral Parkway Urban Renewal Plan as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the continued use of these properties as public parking garages.

(On December 5, 2007, Cal. No. 6, the Commission scheduled December 19, 2007 for a public hearing. On December 19, 2007, Cal. No. 26, the hearing was closed.)

**For consideration.**

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**No. 18*****250 WEST 55<sup>TH</sup> STREET*****CD 5****N 080045 ZAM**

**IN THE MATTER OF** an application submitted by Gladden Properties LLC and Shubert and Booth Theater LLC for the grant of an authorization pursuant to Section 81-744(b) (Transfer of development rights from listed theaters) of the Zoning Resolution to allow the transfer of 18,537 square-feet of floor area from Booth Theater (222 West 45<sup>th</sup> Street, Block 1016, Lot 15) and the transfer of 29,667 square-feet of floor area from Shubert Theater (225 West 44<sup>th</sup> Street, Block 1016, Lot 15) in a C6-5 District within the Theater Subdistrict Core of the Special Midtown District to property located at 250 West 55<sup>th</sup> Street ( Block 1026, Lots 1, 3, 4, 8, 9, 55, 59, 60, 61, 64, 101, 102 and 103) in C6-4, C6-5, C6-6 and C6-7 Districts within the Theater Subdistrict Eighth Avenue Corridor and within the Theater Subdistrict of the Special Midtown District to facilitate the development of a proposed 39-story mixed building.

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

**For consideration.**

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**No. 19*****WEST 65<sup>TH</sup> STREET*****CD 7****C 050098(A) MMM**

**IN THE MATTER OF** a resolution concerning the decision of the City Planning Commission with respect to application No. C 050098 MMM, approved by the Commission on May 25, 2005, Calendar No. 25, in relation to Map No. 30215 , providing inter alia for the elimination, discontinuance and closing of portions of West 65<sup>th</sup> Street between Amsterdam Avenue and Broadway; and the elimination, discontinuance and closing of a portion of Public Place , within North Plaza, between Amsterdam Avenue and Broadway, dated December 10, 2004, and signed by the Borough President.

**For consideration. - LAID OVER**

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**BOROUGH OF BROOKLYN****Nos. 20 & 21****DAHILL ROAD REZONING****No. 20****CD 12****C 050236 ZMK**

**IN THE MATTER OF** application submitted by 886-894 Dahill Road, LLC and Eli Dweck pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. changing from an R5 District to a C4-5X District property bounded by 19<sup>th</sup> Avenue, a line 160 feet northeasterly of 50<sup>th</sup> Street, a line 100 feet southeasterly of 19<sup>th</sup> Avenue, and a line 100 feet northeasterly of 50<sup>th</sup> Street; and
2. changing from an M1-1 District to a C4-5X District property bounded by a line 260 feet northeasterly of 50<sup>th</sup> Street, Avenue I, Dahill Road, a line 100 feet northeasterly of 50<sup>th</sup> Street, and a line 100 feet southeasterly of 19<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated September 4, 2007 and subject to the conditions of CEQR Declaration E-198.

(On December 5, 2007, Cal. No. 1, the Commission scheduled December 19, 2007 for a public hearing. On December 19, 2007, Cal. No. 40, the hearing was closed.)

**For consideration.**


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**No. 21**
**CD 12****C 050237 ZSK**

**IN THE MATTER OF** an application submitted by 886-894 Dahill Road, LLC and Eli Dweck pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 259 spaces on portions of the Lower Level, Parking Level 1 and Parking Level 2 of a proposed mixed-use building on property located at 886 Dahill Road (Block 5457, Lots 5 & 6) in a C4-5X\* District.

\*Note: The site is proposed to be rezoned from R5 and M1-1 Districts to a C4-5X District under a related concurrently application (C 050236 ZMK).

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 December 5, 2007, Cal. No. 2, the Commission scheduled December 19, 2007 for a public hearing. On December 19, 2007, Cal. No. 41, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 22**

***BRIARWOOD REZONING***

**CD 8**

**C 080101 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. 14b, 14c and 14d:

1. changing from an R3A District to an R3X District property bounded by 84<sup>th</sup> Road, a line 100 feet southwesterly of Parsons Boulevard, 87<sup>th</sup> Avenue, a line 100 feet southwesterly of 155<sup>th</sup> Street, 87<sup>th</sup> Road, a line 100 feet southwesterly of Parsons Boulevard, a line 100 feet northwesterly of Hillside Avenue, 148<sup>th</sup> Street, 84<sup>th</sup> Drive, and 150<sup>th</sup> Street;
2. changing from an R4-1 District to an R3X District property bounded by 148<sup>th</sup> Street, 87<sup>th</sup> Avenue, a line 100 feet westerly of 148<sup>th</sup> Street and its southerly prolongation, and a line 100 feet southerly of 85<sup>th</sup> Avenue;
3. changing from an R6A District to an R4 District property bounded by a line 100 feet northerly of 85<sup>th</sup> Drive, a line 475 feet westerly of 143<sup>rd</sup> Street, 85<sup>th</sup> Drive, a line 440 feet westerly of 143<sup>rd</sup> Street, a line 100 feet southerly of 85<sup>th</sup> Drive, a line 890 feet westerly of 143<sup>rd</sup> Street, 85<sup>th</sup> Drive, and a line 660 feet southwesterly of 143<sup>rd</sup> Street;
4. changing from an R3A District to an R4-1 District property bounded by 87<sup>th</sup> Avenue, 148<sup>th</sup> Street, a line 100 feet northwesterly of Hillside Avenue, and a line 100 feet northeasterly of 144<sup>th</sup> Street;
5. changing from an R4 District to an R4-1 District property bounded by the southerly service road of Grand Central Parkway, Parsons Boulevard, a line 100 feet northerly of Coolidge Avenue, a line 100 feet westerly of Parsons Boulevard, a line midway between Coolidge Avenue and Hoover Avenue, a line 100 feet easterly of Smedley Street, Hoover Avenue, Smedley Street, Coolidge Avenue, and 150<sup>th</sup> Street;
6. changing from an R4-1 District to an R4A District property bounded by:

- a. a line 245 feet northerly of 85<sup>th</sup> Drive and its easterly prolongation, a line 100 feet easterly of 144<sup>th</sup> Street, the easterly prolongation of a line 215 feet southerly of 85<sup>th</sup> Drive, 144<sup>th</sup> Street, 85<sup>th</sup> Drive, and 143<sup>rd</sup> Street; and
  - b. 86<sup>th</sup> Avenue, a line perpendicular to the southeasterly street line of 86<sup>th</sup> Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 86<sup>th</sup> Avenue and the northeasterly street line of 139<sup>th</sup> Street, a line midway between 86<sup>th</sup> Avenue and 86<sup>th</sup> Road, a line 100 feet westerly of 143<sup>rd</sup> Street, 87<sup>th</sup> Avenue, and 139<sup>th</sup> Street;
7. changing from an R4 District to an R4B District property bounded by:
    - a. the southerly service road of Grand Central Parkway, 150<sup>th</sup> Street, Coolidge Avenue, and Smedley Street; and
    - b. a line midway between Coolidge Avenue and Hoover Avenue, a line 100 feet westerly of Parsons Boulevard, Hoover Avenue, and a line 100 feet easterly of Smedley Street;
  8. changing from an R6A District to an R4B District property bounded by Main Street, a line 570 feet northeasterly of Manton Street, a line midway between Pershing Crescent and Burden Crescent, a line perpendicular to the easterly street line of Pershing Crescent distant 120 feet northeasterly (as measured along the street line) from the point of intersection of the easterly street line of Pershing Crescent and the northeasterly street line of Manton Street, Pershing Crescent, and a line 100 feet northeasterly of Manton Street;
  9. changing from an R4 District to an R5D District property bounded by a line 100 feet northerly of Coolidge Avenue, Parsons Boulevard, Hoover Avenue, and a line 100 feet westerly of Parsons Boulevard; and
  10. changing from an R6A District to an R5D District property bounded by:
    - a. Union Turnpike, the southerly service road of Grand Central Parkway, 138<sup>th</sup> Street, Hoover Avenue, 135<sup>th</sup> Street, a line 100 feet northwesterly of Coolidge Avenue, and a line 100 feet southwestery of 138<sup>th</sup> Street; and
    - b. Burden Crescent, 84<sup>th</sup> Drive, a line perpendicular to the northwesterly street line of 84<sup>th</sup> Drive distant 250 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 84<sup>th</sup> Drive and the easterly street line of Burden Crescent, a line midway between Burden Crescent and 84<sup>th</sup> Drive, and a line perpendicular to the southeasterly street line of Burden Crescent distant 525 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Burden Crescent and the northwesterly street line of 84<sup>th</sup> Drive;

as shown in a diagram (for illustrative purposes only) dated October 1, 2007.

(On December 5, 2007, Cal. No. 14, the Commission scheduled December 19, 2007 for a public hearing. On December 19, 2007, Cal. No. 34, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 23**

***STATEN ISLAND BLUEBELT***

**CD 3**

**N 080055 RAR**

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection for the grant of authorizations pursuant to Sections 107-64 and 107-65 of the Zoning Resolution for the removal of trees and the modification of existing topography to allow the implementation of a comprehensive stormwater management plan for the central portion of the Sweetbrook watershed, specifically the construction of Best Management Practices (BMPs) at two locations, within the Special South Richmond District , Borough of Staten Island, Community District 3.

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

**For consideration.**

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**No. 24**

***CIRCLE ROAD***

**CD 2**

**N 070104 ZAR**

**IN THE MATTER OF** an application submitted by John Saraceno for the grant of an authorizations pursuant to Sections 105-421, 105-422, 105-425 and 105-431 of the Zoning Resolution involving the modification of topographic features on a Tier 1 site, the development, enlargement or site alteration on a Tier II zoning lot or portion of a zoning lot having a steep slope or steep slope buffer, the modification of botanic environment and tree preservation and planting requirements and modification of lot coverage controls to facilitate the construction of two one-family detached dwellings located at 107 and 109

Circle Road (Block 878, Lots 250 and 255) within the Special Natural Area District (NA-1).

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

**For consideration.**

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**No. 25**

***314 DOUGLAS ROAD***

**CD 2**

**N 070252 ZAR**

**IN THE MATTER OF** an application submitted by John Lombardi for the grant of authorizations pursuant to Sections 105-421, 105-422, 105-425 and 105-431 of the Zoning Resolution involving the modification of topographic features on Tier I sites, the development, enlargement or site alteration on a Tier II site or a zoning lot having steep slope, modification of botanic environment and tree preservation and planting requirements and modification of lot coverage controls to facilitate the construction of a single-family house and an in-ground swimming pool and patio located at 314 Douglas Road (Block 832, Lot 76 & 77) within the Special Natural Area District (NA-1).

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

**For consideration.**

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**No. 26**

***NOTRE DAME***

**CD 1**

**N 070511 ZAR**

**IN THE MATTER OF** an application submitted by Notre Dame Academy for the grant of authorizations pursuant to Section 119-312 and 119-313 of the Zoning Resolution for certain uses within the Special Hillside Preservation District and modification of tree preservation requirements to allow the construction of an academic building and accessory parking lot located at 76 - 134 Howard Avenue (Block 589, Lot 63) 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, 6<sup>th</sup> floor, Staten Island, New York, 10301.

**For consideration.**

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