

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, MARCH 30, 2011  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK, N.Y. 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 110043 ZSM	2	59-61 THOMPSON STREET	Scheduled to be Heard 4/13/11
2	N 110176 ZRM	4	WEST CLINTON REZONING	" "
3	C 110177 ZMM	4	" "	" "
4	C 100342 ZMQ	13	LINDEN BOULEVARD	" "
5	C 110031 ZSQ	1	HANAC PARKING GARAGE	" "
6	C 110166 ZMQ	1	" "	" "
7	N 010284(A) MMX	8	HORACE MANN SCHOOL	Favorable Report Adopted
8	C 110068 MMM	10	WEST 129 <sup>TH</sup> STREET	" "
9	N 110232 HKM	5	MANUFACTURERS TRUST COMPANY BUILDING LANDMARK	Forward Report to City Council
10	C 110145 ZMQ	12	SOUTH JAMAICA REZONING	Favorable Report Adopted
11	N 110146 ZRQ	12	" "	" "
12	N 110213 HKQ	12	ADDISLEIGH PARK HISTORIC DISTRICT	Forward Report to City Council
13	C 100118 ZMR	1	UNION AVENUE REZONING	Favorable Report Adopted
14	N 110210 HKR	3	REV. ISAAC & REBECCA GRAY COLEMAN HOUSE LANDMARK	Forward Report to City Council
15	N 110211 HKR	3	ROSSVILLE AME ZION CHURCH LANDMARK	" "
16	N 110212 HKR	3	BLOOMINGDALE ROAD COTTAGES LANDMARK	" "
17	N 100319 ZAR	2	40 UTOPIA COURT	Authorization Approved

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		7	8	9	10	11	12	13	14	15	16	17	18		
Amanda M. Burden, FAICP, Chair	P	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		
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Irwin G. Cantor, P.E.	P	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		
Betty Y. Chen	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Maria M. Del Toro	A														
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Shirley A. McRae	A														
Karen A. Phillips, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 12:15 P.M.



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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, MARCH 30, 2011**

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**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. 6]**

**Prepared by Yvette V. Gruel, Calendar Officer**

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

## 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) 720-3370.

**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, FAICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- RAYANN BESSER**
- IRWIN G. CANTOR, P.E.**
- ALFRED C. CERULLO, III**
- BETTY Y. CHEN**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- NATHAN LEVENTHAL**
- ANNA HAYES LEVIN**
- SHIRLEY A. MCRAE**
- KAREN A. PHILLIPS, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

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

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**WEDNESDAY MARCH 30, 2011**

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**Community Board Public Hearing Notices are available in the  
Calendar Information Office, Room 2E, 22 Reade Street,  
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for April 13, 2011 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

**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 \_\_\_\_\_ ULURP No.: \_\_\_\_\_ CD No.: \_\_\_\_\_

Position:     Opposed \_\_\_\_\_

                  In Favor \_\_\_\_\_

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

Address: \_\_\_\_\_ Title: \_\_\_\_\_

**MARCH 30, 2011**

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**APPROVAL OF MINUTES OF the Regular Meeting of March 16, 2011**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, APRIL 13, 2011**

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

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**BOROUGH OF MANHATTAN**

**No. 1**

***59-61 THOMPSON STREET***

**CD 2**

**C 110043 ZSM**

**IN THE MATTER OF** an application submitted by Kissling Realty Advisors 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 42-14(D)(2)(b) to allow Use Group 6 uses on portions of the ground floor and cellar of an existing six-story building, on property located at 59-61 Thompson Street (Block 489, Lot 36), 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.

**Resolution for adoption scheduling April 13, 2011 for a public hearing.**

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**Nos. 2 & 3**

**WEST CLINTON REZONING**

**No. 2**

**CD 4**

**N 110176 ZRM**

**IN THE MATTER OF** an application submitted by New York City Department of City Planning and Manhattan Community Board 4 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 IX, Chapter 6 (Special Clinton District), Article I, Chapter 4 (Sidewalk Café Regulations), and Appendix F,

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

\* \* \*

**Article 1 – General Provisions**

\* \* \*

**Chapter 4  
Sidewalk Cafe Regulations**

\* \* \*

**14-44  
Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

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

	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Manhattan		
125 <sup>th</sup> Street District	Yes	Yes
Battery Park City District	Yes	Yes

Clinton District	<del>Yes</del> <u>No</u>	Yes
Limited Commercial District	No	No*
Lincoln Square District	No	Yes
Little Italy District	No	Yes
Lower Manhattan District	No	Yes**
Manhattanville Mixed Use District	No***	Yes
Transit Land Use District	Yes	Yes
Tribeca Mixed Use District	Yes	Yes
United Nations Development District	No	Yes

\* #Unenclosed sidewalk cafes# are allowed on Greenwich Avenue

\*\* #Unenclosed sidewalk cafes# are not allowed on State, Whitehall or Chambers Streets or Broadway

\*\*\* Enclosed sidewalk cafes are allowed in Subdistrict B

\* \* \*

**Article IX - Special Purpose Districts**

**Chapter 6  
Special Clinton District**

\* \* \*

**96-10  
PRESERVATION AREA**

\* \* \*

**96-104  
Height and setback regulations**

The underlying height and setback regulations shall not apply, except as set forth in Sections 23-62 or 33-42 (Permitted Obstructions), as applicable. In lieu thereof, the height and setback provisions of this Section shall apply to all ~~#developments# and #enlargements#~~ #buildings or other structures#. All height shall be measured from ~~#curb level#~~.

(a) Street wall location

For #zoning lots# with #wide street# frontage, ~~the #street walls# of a #building or other structure#~~ shall be located on the #wide street line# and extend along the entire #wide street# frontage of the #zoning lot#. For #corner lots# with #narrow street# frontage, ~~the #street walls# of the #building#~~ shall be located on and extend along the #narrow street line# within 50 feet of the #wide street#.

For #zoning lots# with #narrow street# frontage, #street walls# shall be located on the #street line# and extend along the entire #narrow street# frontage of the #zoning lot# beyond 50 feet of a #wide street#. However, where the #street wall# of an adjacent #building# fronting on the same #narrow street line# is located within 10 feet of the #street line#, the #street wall# of the #building# may be aligned with the #street wall# of the adjacent #building# for a distance of not less than 20 feet measured horizontally from the side wall of such #building#. The portion of a #zoning lot# that is located between a #street wall# and the #street line#, pursuant to the optional #street wall# location provisions of this paragraph (a), shall be maintained at the same elevation as the adjoining sidewalk. In addition, such portion of a #zoning lot# shall be planted, except at the entrances to and exits from the #building#, or adjacent to #commercial uses# fronting on the #street#.

(b) Permitted recesses

Ground floor recesses up to three feet deep shall be permitted for access to building entrances. Above a height of 12 feet, up to 30 percent of the #aggregate width of street walls# may be recessed, provided no such recesses are within 30 feet of the intersection of two #street lines#.

(c) Building height

Within 100 feet of a #wide street#, the #street wall# of a #building or other structure# shall rise without setback to a minimum height of 50 feet or the height of the #building#, whichever is less, and a maximum height of 66 feet. A setback shall be provided for all portions of #buildings# that exceed a height of 66 feet. Such setbacks shall be provided at a height not lower than 50 feet and not higher than 66 feet, and shall have a minimum depth of 10 feet, measured from any #street wall# facing a #wide street#, and a minimum depth of 15 feet, measured from any #street wall# facing a #narrow street#. No #building or other structure# shall exceed a height of 85 feet. Beyond 100 feet of a #wide street#, no #building or other structure# shall exceed a height of seven #stories# or 66 feet, whichever is less.

However, the City Planning Commission, by special permit, may modify the special height and setback regulations ~~restrictions~~ set forth in this Section ~~for any #development# or #enlargement#~~

~~on such #zoning lots#. As a condition for such modification, the Commission shall find that the distribution of the #bulk# of the #development# or #enlargement# permits adequate access of light and air to surrounding #streets# and properties and that the maximum height of such #development# or #enlargement# does not exceed 99 feet beyond 100 feet of a #wide street#, and 115 feet within 100 feet of a #wide street#.~~

\* \* \*

## **96-30 OTHER AREAS**

In Area C, the regulations of the underlying districts shall apply, except as otherwise set forth in this ~~Chapter~~ Section 96-30, inclusive.

## **96-31 Special Regulations in R8 Districts**

(a) In R8 Districts, other than R8A Districts, in Other Areas west of Tenth Avenue Western Subarea C2, including #Commercial Districts# mapped within such R8 Districts, the following special regulations shall apply:

~~(a)~~ (1) the provisions of Sections 96-101 (Floor area regulations) and 96-104 (Height regulations) shall apply to all #buildings or other structures# developments# and #enlargements#; and

~~(b)~~ (2) the provisions of Section 96-102 (Lot coverage regulations) shall apply to all #building or other structures# #developments# and #enlargements#, except that for all portions of a #zoning lot# located in an Other Areas and more than 100 feet from the #street line# of a #wide street#, the maximum #lot coverage# shall not exceed 70 percent of the portion of the #zoning lot# in the Other Areas.

(b) In R8A Districts in Western Subarea C2, including #Commercial Districts# mapped within such R8A Districts, the following special regulations shall apply:

(1) Inclusionary Housing Program

R8A Districts in Other Areas, west of Tenth Avenue, shall be #Inclusionary Housing designated areas# pursuant to Section 12-10 (Definitions) for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

(2) Maximum #floor area ratio#

Within such #Inclusionary Housing designated areas#, the maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed a base #floor area ratio# of 5.4, except that such base #floor area ratio# may be increased to a maximum #floor area ratio# of 7.2, through the provision of #affordable housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90.

## **96-32**

### **Special Regulations in R9 Districts**

In R9 Districts in Western Subarea C2, the provisions of Section 23-633 (Street wall location and height and setback regulations in certain districts) for R9A Districts shall apply to all #buildings or other structures#. In #commercial districts# mapped within R9 Districts in Western Subarea C2, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) for C2-7A Districts shall apply to all #buildings or other structures#. Notwithstanding the provisions of paragraph (c) of Section 23-011 (Quality Housing Program), in all such R9 Districts and #commercial districts# mapped within such R9 Districts, the provisions of paragraph (b) of Section 23-011 shall apply.

#### **(a) Inclusionary Housing Program**

R9 Districts in Other Areas, west of Tenth Avenue, shall be #Inclusionary Housing designated areas# pursuant to Section 12-10 (Definitions) for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

#### **(b) Maximum #floor area ratio#**

Within such #Inclusionary Housing designated area#, the maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed a base #floor area ratio# of 6.0, except that such base #floor area ratio# may be increased to a maximum #floor area ratio# of 8.0, through the provision of #affordable housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90.

## **96-33**

### **Special Regulations in M2-4 Districts**

## **96-331**

### **Adult establishments**

The provisions of Section 52-77 (Termination of Adult Use Establishments) shall not apply to any #adult establishment# that located within the #Special Clinton District# after October 25,

1995 and prior to [Date of CPC Approval], and which, as of [Date of CPC Approval] and [Date of City Council Approval], was an existing #use# and conformed to all provisions of Section 42-01 (Special Provisions for Adult Establishments) applicable to M2-4 Districts.

## **96-332**

### **Height and setback**

In M2-4 Districts in Western Subarea C2, the underlying height and setback regulations shall apply as modified by the following special bulk regulations.

For all #buildings or other structures#, the #street wall# of a #building# shall rise without setback to a minimum base height of 50 feet, or the height of the #building#, whichever is less, and a maximum base height of 95 feet. No portion of a #building# shall exceed a height of 135 feet and no #sky exposure plane# shall apply.

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along such entire #street# frontage of the #zoning lot# up to at least the minimum base height.

On #narrow street# beyond 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along at least 70 percent of the #narrow street# frontage of the #zoning lot# up to at least the minimum base height.

Where #street walls# are required to be located on the #street line#, recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. Above a height of 12 feet, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except that, to allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.

\* \* \*

## **96-81**

### **R10 Districts**

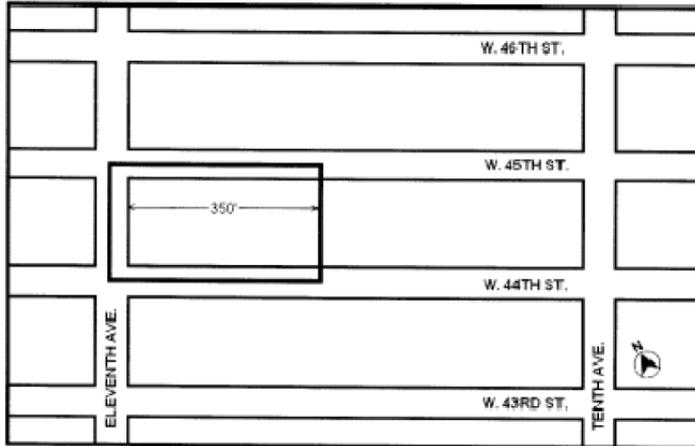
## **96-82**

### **R10 Inclusionary Housing Designated Area**

The R10 Districts in Excluded Areas ~~the area shown on the map in this Section~~ shall be an #Inclusionary Housing designated areas# pursuant to Section 12-10 (Definitions) for the purpose

of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District. The provisions of paragraph (a) of Section 23-954 (Additional requirements for compensated developments) shall not apply.

**<DELETE MAP. No IZ map required>**



**96-81 82**

**C6-3X Designated Districts**

(a) Inclusionary Housing Program

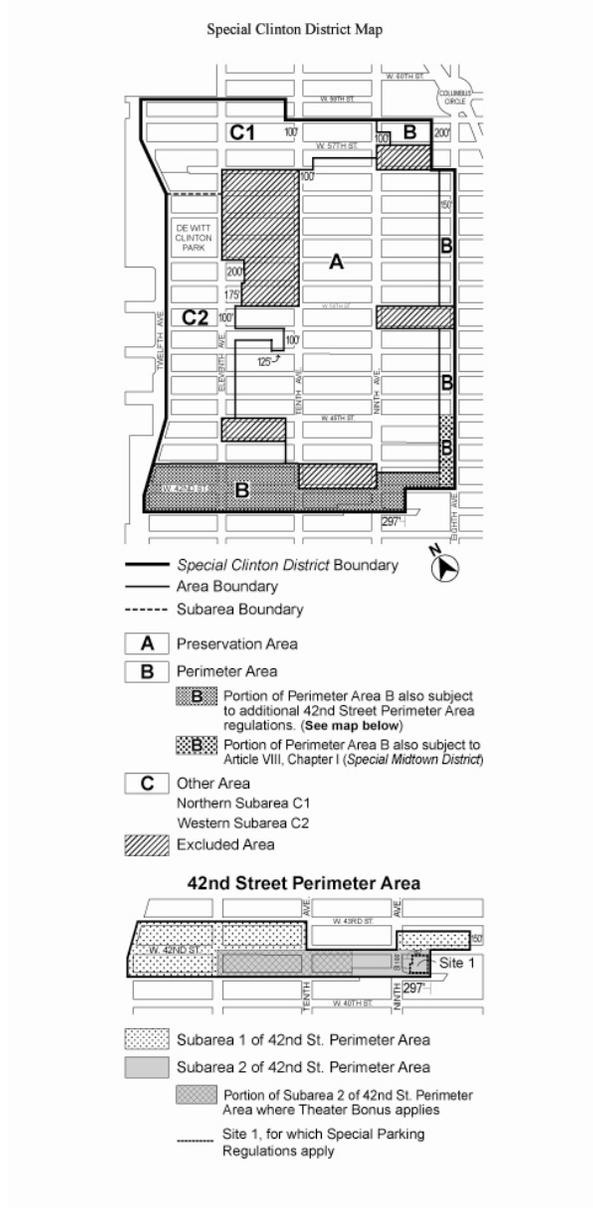
~~Where the designated district is C6-3X Districts within the Excluded Areas, such district shall be an #Inclusionary Housing designated areas# pursuant to Section 12-10 (Definitions) for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.~~

(b) Maximum #floor area ratio#

Within such #Inclusionary Housing designated areas#, the maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed the base #floor area ratio# of 6.75, except that such base #floor area ratio# may be increased to the maximum #floor area ratio# of 9.0, through the provision of #affordable housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90.

\* \* \*

# Appendix A SPECIAL CLINTON DISTRICT MAP (REVISED MAP)



\* \* \*

**APPENDIX F  
Inclusionary Housing Designated Areas**

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#.

\* \* \*

In addition, the following special purpose districts contain #Inclusionary Housing designated areas#, as set forth within the special purpose district:

Special 125th Street District – see Section 97-421 (Inclusionary Housing)

Special Clinton District – see Sections ~~96-81 (C6-3X Designated District) and 96-82 (R10 Inclusionary Housing Designated Area)~~ 96-31 (Special Regulations in R8 Districts) paragraph (b), 96-32 (Special Regulations in R9 Districts), 96-81 (R10 Districts) and 96-82 (C6-3X Districts)

Special Coney Island District – see Section 131-321 (Special floor area regulations for residential uses)

Special Downtown Jamaica District – see Section 115-211 (Special Inclusionary Housing Regulations)

Special Garment Center District – see Section 93-23 (Modifications of Inclusionary Housing Program)

**Resolution for adoption scheduling April 13, 2011 for a public hearing.**



**No. 3**

**CD 4**

**C 110177 ZMM**

**IN THE MATTER** of an application submitted by the NYC Department of City Planning and Manhattan Community Board 4 pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No 8c:

1. changing from an M1-5 District to an R8 District property bounded by:

- a. West 52<sup>nd</sup> Street, a line 200 feet easterly of Eleventh Avenue, West 51<sup>st</sup> Street, a line 175 feet easterly of Eleventh Avenue, West 48<sup>th</sup> Street, a line 450 feet westerly of Tenth Avenue, a line midway between West 46<sup>th</sup> Street and West 47<sup>th</sup> Street, a line 500 feet westerly of Tenth Avenue, West 47<sup>th</sup> Street, and a line 100 feet easterly of Eleventh Avenue; and
  - b. West 46<sup>th</sup> Street, a line 450 feet westerly of Tenth Avenue, West 45<sup>th</sup> Street, and a line 100 feet easterly of Eleventh Avenue,
2. changing from an M1-5 District to an R8A District property bounded by:
  - a. West 52<sup>nd</sup> Street, a line 100 feet easterly of Eleventh Avenue, West 47<sup>th</sup> Street, and Eleventh Avenue; and
  - b. West 46<sup>th</sup> Street, a line 100 feet easterly of Eleventh Avenue, West 45<sup>th</sup> Street, and Eleventh Avenue;
3. changing from an M1-5 District to an R9 District property bounded by West 44<sup>th</sup> Street, the easterly boundary line of a railroad right-of-way, West 43<sup>rd</sup> Street, and Eleventh Avenue;
4. changing from an M1-5 District to an M2-4 District property bounded by:
  - a. West 52<sup>nd</sup> Street, Eleventh Avenue, West 51<sup>st</sup> Street, and a line 150 feet westerly of Eleventh Avenue;
  - b. West 49<sup>th</sup> Street, Eleventh Avenue, West 47<sup>th</sup> Street, and Twelfth Avenue; and
  - c. West 47<sup>th</sup> Street, a line 500 feet westerly of Tenth Avenue, a line midway between West 46<sup>th</sup> Street and West 47<sup>th</sup> Street, a line 450 feet westerly of Tenth Avenue, West 46<sup>th</sup> Street and Eleventh Avenue;
5. changing from an M2-3 District to an M2-4 District property bounded by:
  - a. West 55<sup>th</sup> Street, Eleventh Avenue, West 52<sup>nd</sup> Street, a line 150 feet westerly of Eleventh Avenue, West 51<sup>st</sup> Street, Eleventh Avenue, West 49<sup>th</sup> Street, and Twelfth Avenue; and
  - b. West 47<sup>th</sup> Street, Eleventh Avenue, West 43<sup>rd</sup> Street, Twelfth Avenue, West 45<sup>th</sup> Street, a line perpendicular to the southerly street line of West 46<sup>th</sup> Street distant 250 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of West 46<sup>th</sup> street and the easterly street line of Twelfth Avenue, West 46<sup>th</sup> Street, and Twelfth Avenue;

6. changing from an M3-2 District to an M2-4 District property bounded by West 46<sup>th</sup> Street, a line perpendicular to the southerly street line of West 46<sup>th</sup> Street distant 250 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of West 46<sup>th</sup> street and the easterly street line of Twelfth Avenue, West 45<sup>th</sup> Street, and Twelfth Avenue;
7. establishing within a proposed R8A District a C2-5 District bounded by:
  - a. West 52<sup>nd</sup> Street, a line 100 feet easterly of Eleventh Avenue, West 47<sup>th</sup> Street, and Eleventh Avenue; and
  - b. West 46<sup>th</sup> Street, a line 100 feet easterly of Eleventh Avenue, West 45<sup>th</sup> Street, and Eleventh Avenue;
8. establishing within a proposed R9 District a C2-5 District bounded by West 44<sup>th</sup> Street, a line 100 feet easterly of Eleventh Avenue, West 43<sup>rd</sup> Street, and Eleventh Avenue; and
9. establishing a Special Clinton District bounded by the northerly street line of West 47<sup>th</sup> Street and its westerly and easterly prolongations, the easterly street line of Eleventh Avenue and its northerly and southerly prolongations, the southerly street line of West 45<sup>th</sup> Street and its easterly prolongation, a line 100 feet westerly of Eleventh Avenue, the southerly street line of West 44<sup>th</sup> Street, a line perpendicular to the southerly street line of West 45<sup>th</sup> Street distant 150 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of West 45<sup>th</sup> street and the easterly street line of Twelfth Avenue, the southerly street line of West 45<sup>th</sup> Street, the easterly street line of Twelfth Avenue, West 43<sup>rd</sup> Street, and Twelfth Avenue;

as shown on a diagram (for illustrative purposes only) dated January 3, 2011, and subject to the CEQR Declaration E-268.

**Resolution for adoption scheduling April 13, 2011 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 4**

***LINDEN BOULEVARD***

**CD 13**

**C 100342 ZMQ**

**IN THE MATTER OF** an application submitted by Jamaica Associates Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 19a, by establishing within an existing R3-2 District a C1-3 District bounded by a line 100 feet northerly of Linden Boulevard, a line 90 feet easterly of 226<sup>th</sup> Street, Linden Boulevard, and 226<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated January 3, 2011, and subject to the conditions of CEQR Declaration E-270.

**Resolution for adoption scheduling April 13, 2011 for a public hearing.**



**Nos. 5 & 6**

***HANAC PARKING GARAGE***

**No. 5**

**CD 1**

**C 110031 ZSQ**

**IN THE MATTER OF** an application submitted by HANAC, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-511 of the Zoning Resolution to allow an unattended public parking garage with a maximum capacity of 59 spaces on portions of the ground floor and cellar of an existing mixed use development on property located at 25-03 29th Street (Block 839, Lot 1), in R6, R6/C1-3\* and R6A/C1-3 Districts.

\* A portion of the property is proposed to be rezoned by establishing a C1-3 District within an existing R6 District under a concurrent related application C 110166 ZMQ.

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 April 13, 2011 for a public hearing.**

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**No. 6**

**CD 1**

**C 110166 ZMQ**

**IN THE MATTER OF** an application submitted by HANAC, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, establishing within an existing R6 District a C1-3 District bounded by a line 150 feet northeasterly of Astoria Boulevard, 29th Street, a line 100 feet northeasterly of Astoria Boulevard, and a line perpendicular to the northeasterly street line of Astoria Boulevard distant 110 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Astoria Boulevard and the northwesterly street line of 29th Street, as shown on a diagram (for illustrative purposes only) dated January 24, 2011.

**Resolution for adoption scheduling April 13, 2011 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF THE BRONX**

**No. 7**

***HORACE MANN SCHOOL***

**CD 8**

**N 010284(A) MMX**

**IN THE MATTER OF** a resolution adopted by the City Planning Commission on February 28, 2007 (Calendar No. 9) approving an application (C 010284 MMX) for an amendment to the City Map involving, inter alia, the elimination, discontinuance and closing of West 250<sup>th</sup> Street between Tibbett Avenue and The Post Road in accordance with Map No. 13097, dated September 3, 2002, revised on July 27, 2010 and signed by the Borough President.

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 8**

***WEST 129<sup>TH</sup> STREET***

**CD 10**

**C 110068 MMM**

**IN THE MATTER OF** an application submitted by the New York City Housing Authority 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 cul-de-sac in West 129<sup>th</sup> Street west of Adam Clayton Powell Jr. Boulevard;
- the establishment of West 129<sup>th</sup> Street westerly thereof; and
- the modification of grades necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 30226, dated November 8, 2010 and signed by the Borough President.

(On February 16, 2011, Cal. No. 1, the Commission scheduled March 2, 2011 for a public hearing. On March 2, 2011, Cal. No. 25, the hearing was closed.)

**For consideration.**

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**No. 9**

***MANUFACTURERS TRUST COMPANY BUILDING***

**CD 5**

**N 110232 HKM**

**IN THE MATTER OF** a communication dated February 21, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Manufacturers Trust Company Building, First and Second Floor Interiors, 510 Fifth Avenue a.k.a. 508-514 Fifth Avenue and 2 West 43<sup>rd</sup> Street (Block 1258, Lot 40) by the Landmarks Preservation Commission on February 15, 2011 (List No. 439/LP 2467).

**For consideration.**

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**BOROUGH OF QUEENS**

**Nos. 10 & 11**

***SOUTH JAMAICA REZONING***

**No. 10**

**CD 12**

**C 110145 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. 14d, 18c, 18d, 19a and 19b.

1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
  - a. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, 153<sup>rd</sup> Street, 111<sup>th</sup> Avenue, and a line 150 feet southwesterly of Sutphin Avenue;

- b. 112<sup>th</sup> Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 150 feet southeasterly of Linden Boulevard, 149<sup>th</sup> Street, Linden Boulevard, a line 150 feet southwesterly of Sutphin Boulevard, the southwesterly centerline prolongation of 113<sup>th</sup> Avenue, and Sutphin Boulevard;
  - c. Foch Boulevard, a line midway between 164<sup>th</sup> Street and Guy R. Brewer Boulevard, 118<sup>th</sup> Avenue, Guy R. Brewer Boulevard, a line midway between 118<sup>th</sup> Road and 119<sup>th</sup> Avenue, and a line 150 feet southwesterly of Guy R. Brewer Boulevard;
  - d. 121<sup>st</sup> Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 122<sup>nd</sup> Avenue, and Sutphin Boulevard;
  - e. a line 100 feet southerly of 123<sup>rd</sup> Avenue, 142<sup>nd</sup> Place, Rockaway Boulevard, 143<sup>rd</sup> Street, a line 100 feet southerly of Rockaway Boulevard, the easterly service road of the Van Wyck Expressway, Rockaway Boulevard, and 140<sup>th</sup> Street;
  - f. 118<sup>th</sup> Road, Merrick Boulevard, Victoria Road, Merrill Street, 119<sup>th</sup> Avenue, and a line 150 feet southwesterly of Merrick Boulevard;
  - g. Garrett Street, Farmers Boulevard, Westgate Street, a line 150 feet easterly of Farmers Boulevard, Bedell Street, Farmers Boulevard, 137<sup>th</sup> Avenue, and a line 150 feet westerly of Farmers Boulevard; and
  - h. a line 150 feet northerly of 140<sup>th</sup> Avenue, Southgate Street, 140<sup>th</sup> Avenue, and Bedell Street;
2. eliminating from within an existing R4 District a C1-2 District bounded by 109<sup>th</sup> Avenue, Guy R. Brewer Boulevard, a line 150 feet southeasterly of 109<sup>th</sup> Avenue, and Union Hall Street;
  3. eliminating from within an existing R3-2 District a C1-3 District bounded by 119<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, and a line midway between 147<sup>th</sup> Street and Sutphin Boulevard;
  4. eliminating from within an existing R3-2 District a C1-4 District bounded by a line 100 feet northeasterly of Merrick Boulevard, Anderson Road, Merrick Boulevard, and Leslie Road;
  5. eliminating from within an existing R3A District a C1-4 District bounded a line 300 feet northwesterly of Sunbury Road, a line 100 feet southwesterly of Irwin Place, Sunbury Road, and Merrick Boulevard;

6. eliminating from within an existing R4B District a C1-4 District bounded a line 100 feet northeasterly of Merrick Boulevard, Leslie Road, Merrick Boulevard, and Ursina Road;
7. eliminating from within an existing R3-2 District a C2-2 District bounded:
  - a. Phroane Avenue, a line 150 feet northeasterly of Guy R. Brewer Boulevard, Linden Boulevard, Dillon Street, a line 150 feet northwesterly of Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 112<sup>th</sup> Road, and Guy R. Brewer Boulevard;
  - b. 115<sup>th</sup> Avenue, Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 116<sup>th</sup> Avenue, a line 150 feet northeasterly of Sutphin Boulevard, 119<sup>th</sup> Avenue, Sutphin Boulevard, 119<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, 116<sup>th</sup> Avenue, 149<sup>th</sup> Street, a line 200 feet northerly of 116<sup>th</sup> Avenue, and a line 100 feet westerly of Sutphin Boulevard,
  - c. a line 150 feet northerly of Rockaway Boulevard, 147<sup>th</sup> Street, Rockaway Boulevard, 150<sup>th</sup> Street, a line 150 feet southerly of Rockaway Boulevard, and Inwood Street;
  - d. Foch Boulevard, Merrick Boulevard, 118<sup>th</sup> Road, and a line 150 feet southwesterly of Merrick Boulevard;
  - e. 125<sup>th</sup> Avenue, Merrick Boulevard, a line perpendicular to the southerly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, a line 100 feet northeasterly of Mathewson Court, a line 100 feet southeasterly of Farmers Boulevard, Mathewson Court, Farmers Boulevard, and a line 100 feet southwesterly of Merrick Boulevard; and
  - f. 137<sup>th</sup> Avenue, Farmers Boulevard, Bedell Street, a line 150 feet southeasterly of Farmers Boulevard, a line 100 feet northerly of 140<sup>th</sup> Avenue, Farmers Boulevard, 143<sup>rd</sup> Road, 174<sup>th</sup> Street, and a line 150 feet northwesterly of Farmers Boulevard;
8. eliminating from within an existing R4 District a C2-2 District bounded by 108<sup>th</sup> Avenue, Sutphin Boulevard, 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 150 feet southwesterly of Sutphin Boulevard, the southwesterly prolongation of the southeasterly street line of 109<sup>th</sup> Avenue, Sutphin Boulevard, 109<sup>th</sup> Avenue, and a line 150 feet southwesterly of Sutphin Boulevard;

9. eliminating from within an existing R6 District a C2-2 District bounded by a line 150 feet northerly of Rockaway Boulevard, a line perpendicular to the southwesterly street line of Sutphin Boulevard and passing through the point of intersection of a line 150 feet northerly of Rockaway Boulevard and a line 100 feet southwesterly of Sutphin Boulevard, Sutphin Boulevard, Rockaway Boulevard, and 147<sup>th</sup> Street;
10. eliminating from within an existing R5B District a C2-3 District bounded by a line 115 feet southeasterly of 116<sup>th</sup> Avenue, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116<sup>th</sup> Avenue, and 171<sup>st</sup> Street;
11. changing from an R3-2 District to an R2 District property bounded by:
  - a. 137<sup>th</sup> Avenue, Eastgate Plaza, Sloan Street, 139<sup>th</sup> Avenue, Southgate Plaza, 104<sup>th</sup> Avenue, Thurston Street, and Westgate Street;
  - b. 137<sup>th</sup> Avenue, a line 100 feet westerly of Farmers Boulevard, 139<sup>th</sup> Road, and 175<sup>th</sup> Street;
  - c. the southwesterly boundary line of the Long Island Railroad right-of way (Old Southern Division), 141<sup>st</sup> Street and its easterly centerline prolongation, 184<sup>th</sup> Street, Edgewood Avenue, 140<sup>th</sup> Avenue, the northwesterly prolongation of the southwesterly street line of 180<sup>th</sup> Street, a line 100 feet northwesterly of 140<sup>th</sup> Avenue, a line 150 feet easterly of Farmers Boulevard, a line perpendicular to the northeasterly street line of 182<sup>nd</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 182<sup>nd</sup> Street and the easterly street line of Farmers Boulevard, a line midway between Bedell Street and 182<sup>nd</sup> Street, a line perpendicular to the southwesterly street line of Bedell Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Bedell Street and the easterly street line of Farmers Boulevard, Bedell Street, and a line perpendicular to the southwesterly street line of Westgate Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Westgate Street and the easterly street line of Farmers Boulevard; and
  - d. 137<sup>th</sup> Avenue, a line midway between 169<sup>th</sup> Street and 170<sup>th</sup> Street, 140<sup>th</sup> Avenue, and a line midway between 167<sup>th</sup> Street and 168<sup>th</sup> Street;
12. changing from a C8-1 District to an R2 District property bounded by a line 100 feet northwesterly of Merrick Boulevard, a line 260 feet northeasterly of Montauk Street, a line 100 feet southeasterly of Williamson Avenue, and Montauk Street;
13. changing from an R3-2 District to an R3-1 District property bounded by:

- a. Sayres Avenue, the westerly street line of former 166<sup>th</sup> Street, Linden Boulevard, and Guy R. Brewer Boulevard;
  - b. a line midway between 113<sup>th</sup> Avenue and Linden Boulevard, 157<sup>th</sup> Street, 115<sup>th</sup> Road, and 155<sup>th</sup> Street;
  - c. Bascom Avenue, 142<sup>nd</sup> Street, a line midway between Bascom Avenue and Sutter Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, 133<sup>rd</sup> Avenue, 142<sup>nd</sup> Street, 135<sup>th</sup> Avenue, a line midway between 140<sup>th</sup> Street and 142<sup>nd</sup> Street, 133<sup>rd</sup> Avenue, a line 100 feet northeasterly of 140<sup>th</sup> Street, 130<sup>th</sup> Avenue, a line 150 feet northeasterly of 140<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 140<sup>th</sup> Street distant 100 feet south easterly (as measured along the street line) from the point of intersection of the northeasterly street line of 140<sup>th</sup> Street and the southerly street line of Sutter Avenue, and 140<sup>th</sup> Street;
  - d. a line 100 feet southerly of Sutter Avenue, 145<sup>th</sup> Street, 135<sup>th</sup> Avenue, the westerly boundary line of a park and its northerly and southerly prolongations, 133<sup>rd</sup> Avenue, and a line midway between 143<sup>rd</sup> Street and 144<sup>th</sup> Street;
  - e. 137<sup>th</sup> Avenue, a line midway 167<sup>th</sup> Street and 168<sup>th</sup> Street, 140<sup>th</sup> Avenue, and Guy R. Brewer Boulevard;
  - f. Eastgate Plaza, Springfield Boulevard, 144<sup>th</sup> Avenue, 185<sup>th</sup> Street, a line 465 feet southerly of 141<sup>st</sup> Avenue, a line 100 feet easterly of 185<sup>th</sup> Street, a line 100 feet southerly of 141<sup>st</sup> Avenue, a line 170 feet easterly of 185<sup>th</sup> Street, 141<sup>st</sup> Avenue and its easterly centerline prolongation, the southwesterly boundary line of the Long Island Railroad right-of way (Old Southern Division), a line perpendicular to the southwesterly street line of Westgate Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Westgate Street and the easterly street line of Farmers Boulevard, Westgate Street, Thurston Street, 140<sup>th</sup> Avenue, Southgate Plaza, 139<sup>th</sup> Avenue, and Sloan Street;
14. changing from an R2 District to an R3-2 District property bounded by a line 175 feet northwesterly of 122<sup>nd</sup> Avenue, a line 110 feet easterly of Farmers Boulevard, a line 110 feet northeasterly of Nellis Street, 122<sup>nd</sup> Avenue, a line 230 feet southwesterly of Milburn Street, a line 660 feet northwesterly of Nashville Boulevard, Nellis Street, a line 470 feet northwesterly of Nashville Boulevard, Montauk Street and its northwesterly centerline prolongation, and Farmers Boulevard;
  15. changing from an R5B District to an R3-2 District property bounded by a line 115 feet southeasterly of 116<sup>th</sup> Avenue, Merrick Boulevard, Foch Boulevard, a line 100

- feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116<sup>th</sup> Avenue, and 171<sup>st</sup> Street;
16. changing from a C8-1 District to an R3-2 District property bounded by:
    - a. Linden Boulevard, Guy R. Brewer Boulevard, the southwesterly prolongation of a line 100 feet southeasterly of 115<sup>th</sup> Avenue, and the southwesterly boundary line of the Long Island Railroad right-of way (Old Southern Division); and
    - b. Anderson Road, a line 120 feet northeasterly of Merrick Boulevard, a line midway between Zoller Road and Eveleth Road, and a line 100 feet northeasterly of Merrick Boulevard;
  
  17. changing from an M1-1 District to an R3-2 District property bounded by:
    - a. Farmers Boulevard, Montauk Street and its northwesterly centerline prolongation, a line perpendicular to the southwesterly street line of Montauk Street distant 135 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Montauk Street and the southeasterly street line of 122<sup>nd</sup> Avenue, and the northeasterly boundary line of the Long Island Railroad right-of way (Montauk Division); and
    - b. Mars Place, Farmers Boulevard, Sidway Place, and a line 100 feet southeasterly of Eveleth Road;
  
  18. changing from an R3-2 District to an R3A District property bounded by:
    - a. 104<sup>th</sup> Avenue, Remington Street and its southeasterly centerline prolongation, 109<sup>th</sup> Avenue, 143<sup>rd</sup> Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet southwesterly of Sutphin Avenue, 111<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Avenue, a line 165 feet southeasterly of 111<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Avenue, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet northeasterly of 149<sup>th</sup> Street, a line 100 feet southwesterly and westerly of Sutphin Avenue, 149<sup>th</sup> Street, 116<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Avenue, a line perpendicular to the northeasterly street line of 148<sup>th</sup> Street distant 165 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 148<sup>th</sup> Street and the northerly street line of Foch Boulevard, 148<sup>th</sup> Street, Foch Boulevard, a line 125 feet southwesterly of Sutphin Avenue, a line 100 feet southeasterly of Foch Boulevard, a line 100 feet southwesterly of Sutphin Avenue, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Avenue, 120<sup>th</sup> Avenue, a line 100 feet northeasterly of 147<sup>th</sup> Street, a line 100 feet southeasterly of 120<sup>th</sup> Avenue, a line 80 feet northeasterly of 147<sup>th</sup> Street, a line 115 feet northwesterly of 123<sup>rd</sup> Avenue,

- Sutphin Boulevard, a line 220 feet southeasterly of 123<sup>rd</sup> Avenue, 147<sup>th</sup> Street, a line 100 feet northerly of Rockaway Boulevard, 143<sup>rd</sup> Street, 123<sup>rd</sup> Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line 100 feet southerly of 123<sup>rd</sup> Avenue, 140<sup>th</sup> Street, Rockaway Boulevard, and the northeasterly service road of the Van Wyck Expressway; and excluding the area bounded by 111<sup>th</sup> Avenue, 145<sup>th</sup> Street, a line 425 feet northwesterly of Linden Boulevard, Inwood Street, a line 460 feet northwesterly of Linden Boulevard, a line midway between Inwood Street and 146<sup>th</sup> Street, a line 300 feet northwesterly of 115<sup>th</sup> Avenue, Inwood Street, a line 400 feet northwesterly of 115<sup>th</sup> Avenue, a line midway between 145<sup>th</sup> Street and Inwood Street, 115<sup>th</sup> Avenue, 144<sup>th</sup> Street, Linden Boulevard, 143<sup>rd</sup> Street, a line 300 feet northwesterly of Linden Boulevard, 144<sup>th</sup> Street, a line 340 feet northwesterly of Linden Boulevard, and a line midway between 144<sup>th</sup> Street and 145<sup>th</sup> Street;
- b. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 111<sup>th</sup> Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Claude Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Claude Avenue, a line 100 feet northeasterly of Dillon Street, Mathias Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Linden Boulevard, the southwesterly boundary line of the Long Island Railroad right-of way (Old Southern Division), Guy R. Brewer Boulevard, 116<sup>th</sup> Avenue, 157<sup>th</sup> Street, 116<sup>th</sup> Avenue, Barron Street, Foch Boulevard, a line 650 feet southwesterly of 155<sup>th</sup> Street, 118<sup>th</sup> Avenue, 152<sup>nd</sup> Street, 119<sup>th</sup> Avenue, 153<sup>rd</sup> Street, a line midway between 119<sup>th</sup> Avenue and 119<sup>th</sup> Road, a line 100 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, a line 125 feet northwesterly of 114<sup>th</sup> Road, a line 150 feet northeasterly of Sutphin Boulevard, Linden Boulevard, and a line 100 feet northeasterly of Sutphin Boulevard; and excluding the area bounded a line midway between 113<sup>th</sup> Avenue and Linden Boulevard, 157<sup>th</sup> Street, 115<sup>th</sup> Road, and 155<sup>th</sup> Street;
- c. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet southwesterly of Merrick Boulevard, 111<sup>th</sup> Avenue, 170<sup>th</sup> Street, Sayres Avenue, Merrick Boulevard, 113<sup>th</sup> Avenue, a line 130 feet southwesterly of Merrick Boulevard, Linden Boulevard, 170<sup>th</sup> Street, a line 200 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Merrick Boulevard, 171<sup>st</sup> Street, a line 100 feet northwesterly of Foch Boulevard, a line midway between 170<sup>th</sup> Street and 171<sup>st</sup> Street, a line 280 feet northwesterly of Foch Boulevard, 170<sup>th</sup> Street, a line 310 feet northwesterly of Foch Boulevard, 169<sup>th</sup> Street, a line 195 feet southeasterly of 116<sup>th</sup> Avenue, 168<sup>th</sup> Street, 116<sup>th</sup> Avenue, 167<sup>th</sup> Street, Foch Boulevard, Smith Street, a line 100 feet southeasterly of Foch Boulevard, a line midway between 169<sup>th</sup> Street and 170<sup>th</sup> Street, a line 100 feet northwesterly of 118<sup>th</sup> Avenue, 170<sup>th</sup> Street, a line

midway between Foch Boulevard and 118<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, Merrill Street, a line midway between 119<sup>th</sup> Avenue and 119<sup>th</sup> Road and its southwesterly prolongation, a line 100 feet southwesterly of Ring Place, 120<sup>th</sup> Avenue, 172<sup>nd</sup> Street, a line midway between Victoria Drive and Amelia Road, a line 100 feet southwesterly of Merrill Street, Victoria Drive, Merrill Street, Victoria Road, a line 100 feet northeasterly of Merrill Street, a line 150 feet northwesterly of Baisley Boulevard, Merrill Street, a line 160 feet southeasterly of Brocher Road, a line 100 feet southwesterly of Merrill Street, a line 100 feet southeasterly of Brocher Road, a line 440 feet southwesterly of Merrill Street, a line 75 feet southeasterly of Brocher Road, 172<sup>nd</sup> Street, Baisley Boulevard, the southwesterly boundary line of the Long Island Railroad right-of way (Old Southern Division), 120<sup>th</sup> Avenue, Bedell Street, 168<sup>th</sup> Street, Baisley Boulevard, 167<sup>th</sup> Street, a line 190 feet northwesterly of Baisley Boulevard, 166<sup>th</sup> Street, Baisley Boulevard, Lakeview Lane, 122<sup>nd</sup> Avenue, Lake View Boulevard East, 118<sup>th</sup> Avenue, Long Street, Foch Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 118<sup>th</sup> Avenue, Guy R. Brewer Boulevard, 119<sup>th</sup> Avenue, a line 100 feet southwesterly of 164<sup>th</sup> Street, Foch Boulevard, the southwesterly boundary line of the Long Island Railroad right-of way (Old Southern Division), Guy R. Brewer Boulevard, a line 100 feet southeasterly of 115<sup>th</sup> Avenue, Marsden Street, 115<sup>th</sup> Avenue, 165<sup>th</sup> Street, Linden Boulevard, 167<sup>th</sup> Street, Sayres Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, 110<sup>th</sup> Road, and a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street;

- d. 125<sup>th</sup> Avenue, a line 620 feet southwesterly of Merrill Street, a line 75 feet northwesterly of 125<sup>th</sup> Avenue, a line 475 feet southwesterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 290 feet southwesterly of Merrill Street, 124<sup>th</sup> Avenue and its northeasterly centerline prolongation, a line 290 feet northeasterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 235 feet northeasterly of Merrill Street, 125<sup>th</sup> Avenue, a line 700 feet northeasterly of 174<sup>th</sup> Place, a line midway between 125<sup>th</sup> Avenue and 126<sup>th</sup> Avenue, a line 785 feet northeasterly of 174<sup>th</sup> Place, 126<sup>th</sup> Avenue, a line 895 feet northeasterly of 174<sup>th</sup> Place, a line midway between 126<sup>th</sup> Avenue and 127<sup>th</sup> Avenue, a line 875 feet northeasterly of 174<sup>th</sup> Place, 127<sup>th</sup> Avenue, a line 100 feet northeasterly of 177<sup>th</sup> Street, 129<sup>th</sup> Avenue, a line 60 feet southwesterly of the northwesterly centerline prolongation of 178<sup>th</sup> Place, a line midway between 129<sup>th</sup> Avenue and 130<sup>th</sup> Avenue, 176<sup>th</sup> Street, 129<sup>th</sup> Avenue, 172<sup>nd</sup> Street, 126<sup>th</sup> Avenue and its southwesterly centerline prolongation, and 172<sup>nd</sup> Street;
- e. Farmers Boulevard, Mathewson Court, a line 90 feet southeasterly of Farmers Boulevard, a line 100 feet northeasterly of Mathewson Court, a line perpendicular to the southwesterly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Merrick Boulevard and the southwesterly street

line of Belknap Street, Merrick Boulevard, Belknap Street, 137<sup>th</sup> Avenue, and Westgate Street;

- f. 134<sup>th</sup> Road, Bedell Street, the northeasterly prolongation of the southeasterly street line of 134<sup>th</sup> Road, the southwesterly boundary line of the Long Island Railroad right-of way (Old Southern Division), the southwesterly centerline prolongation of 133<sup>rd</sup> Road, Garrett Street, a line 100 feet northwesterly of Farmers Boulevard, 137<sup>th</sup> Avenue, and 173<sup>rd</sup> Street;
  - g. 140<sup>th</sup> Avenue, 175<sup>th</sup> Street, 139<sup>th</sup> Road, Farmers Boulevard, 140<sup>th</sup> Avenue, 182<sup>nd</sup> Street, 141<sup>st</sup> Avenue, a line 170 feet northeasterly of 185<sup>th</sup> Street, a line 100 feet southeasterly of 141<sup>st</sup> Avenue, a line 100 feet northeasterly of 185<sup>th</sup> Street, a line 465 feet southeasterly of 141<sup>st</sup> Avenue, 185<sup>th</sup> Street, 144<sup>th</sup> Avenue, Springfield Boulevard, North Conduit Avenue, and Guy R. Brewer Boulevard; and
  - h. a line perpendicular to the southwesterly street line of 140<sup>th</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 140<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, a line 100 feet northerly of Bascom Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, Bascom Avenue, 143<sup>rd</sup> Street, a line 100 feet southerly of Rockaway Boulevard, 150<sup>th</sup> Street, North Conduit Avenue, the southerly prolongation of the westerly street line of Inwood Street, 135<sup>th</sup> Avenue, 145<sup>th</sup> Street, 133<sup>rd</sup> Avenue, 145<sup>th</sup> Street, a line 100 feet southerly of Sutter Avenue, a line midway between 143<sup>rd</sup> Street and 144<sup>th</sup> Street, 133<sup>rd</sup> Avenue, the westerly boundary line of a park and its northerly and southerly prolongations, 135<sup>th</sup> Avenue, 142<sup>nd</sup> Street, 133<sup>rd</sup> Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line midway between Bascom Avenue and Sutter Avenue, 142<sup>nd</sup> Street, Bascom Avenue, 140<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 140<sup>th</sup> Street distant 100 feet south easterly (as measured along the street line) from the point of intersection of the northeasterly street line of 140<sup>th</sup> Street and the southerly street line of Sutter Avenue, a line 150 feet northeasterly of 140<sup>th</sup> Street, 130<sup>th</sup> Avenue, a line 100 feet northeasterly of 140<sup>th</sup> Street, 133<sup>rd</sup> Avenue, a line midway between 140<sup>th</sup> Street and 142<sup>nd</sup> Street, 135<sup>th</sup> Avenue, a line 115 feet westerly of 142<sup>nd</sup> Street, North Conduit Avenue, 140<sup>th</sup> Street, 135<sup>th</sup> Avenue, and the northeasterly service road of the Van Wyck Expressway;
19. changing from an R4 District to an R3A District property bounded by 109<sup>th</sup> Avenue, a line 100 feet southwesterly of Merrick Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line midway between Guy R Brewer Boulevard and 164<sup>th</sup> Street;
  20. changing from a C8-1 District to an R3A District property bounded by a line 150 feet northwesterly of Baisley Boulevard, a line 100 feet northeasterly of Merrill Street, a line perpendicular to the northeasterly street line of Merrill Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the

- northeasterly street line of Merrill Street and the northwesterly street line of Baisley Boulevard, and Merrill Street;
21. changing from an R3-2 District to an R3X District property bounded by:
    - a. a line midway between 119<sup>th</sup> Avenue and 119<sup>th</sup> Road, 155<sup>th</sup> Street, 125<sup>th</sup> Avenue, Sutphin Boulevard, 122<sup>nd</sup> Avenue, and a line 100 feet northeasterly of Sutphin Boulevard; and
    - b. a line midway between 129<sup>th</sup> Avenue and 130<sup>th</sup> Avenue, the northwesterly centerline prolongation of 178<sup>th</sup> Place, 130<sup>th</sup> Avenue, a line 100 feet northeasterly of 178<sup>th</sup> Place, a line midway between 130<sup>th</sup> Avenue and 130<sup>th</sup> Road, a line 200 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Road, a line 260 feet northeasterly of 178<sup>th</sup> Place, Farmers Boulevard, Garrett Street, and 176<sup>th</sup> Street;
  22. changing from an R4 District to an R4-1 District property bounded by:
    - a. a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, Inwood Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, 143rd Street, 109th Avenue, and Remington Street and its southeasterly centerline prolongation;
    - b. 108<sup>th</sup> Avenue, 155<sup>th</sup> Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line 100 feet northeasterly of Sutphin Boulevard; and
    - c. 107<sup>th</sup> Avenue, 166<sup>th</sup> Street, Hendrickson Place, a line 100 feet southwesterly of Merrick Boulevard, 108<sup>th</sup> Avenue, 167<sup>th</sup> Street, 108<sup>th</sup> Road, a line perpendicular to the southerly street line of 108<sup>th</sup> Road distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 108<sup>th</sup> Road and the southwesterly street line of 169<sup>th</sup> Place, 108<sup>th</sup> Drive and its westerly centerline prolongation, a line 100 feet southwesterly of Merrick Boulevard, 109<sup>th</sup> Avenue, and a line midway between 164<sup>th</sup> Street and Guy R. Brewer Boulevard;
  23. changing from an R4 District to an R4A District property bounded by 108<sup>th</sup> Avenue, the southwesterly boundary line of the Long Island Railroad right-of way (Old Southern Division), 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and 155<sup>th</sup> Street;
  24. changing from an R4 District to an R5 District property bounded by 108<sup>th</sup> Avenue, 160<sup>th</sup> Street, 109<sup>th</sup> Avenue, Union Hall Street, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and the southwesterly boundary line of the Long Island Railroad right-of way (Old Southern Division);
  25. changing from an R3-2 District to an R5B District property bounded by:

- a. Foch Boulevard, Merrick Boulevard, a line 150 feet northwesterly of Baisley Boulevard, a line 100 feet northeasterly of Merrill Street, Victoria Road, Merrill Street, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, and a line 100 feet southwesterly of Merrick Boulevard; and
  - b. a line 75 feet southeasterly of Brocher Road, a line 440 feet southwesterly of Merrill Street, a line 100 feet southeasterly of Brocher Road, a line 100 feet southwesterly of Merrill Street, a line 160 feet southeasterly of Brocher Road, Merrill Street, Baisley Boulevard, 124<sup>th</sup> Avenue, a line 290 feet southwesterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 185 feet southwesterly of Merrill Street, a line 75 feet northwesterly of 125<sup>th</sup> Avenue, a line 620 feet southwesterly of Merrill Street, 125<sup>th</sup> Avenue, and 172<sup>nd</sup> Street;
26. changing from an R4 District to an R5B District property bounded by 104<sup>th</sup> Road, a line midway between 164<sup>th</sup> Street and 164<sup>th</sup> Place, a line 100 feet northwesterly of 107<sup>th</sup> Avenue, and a line midway between Guy R. Brewer Boulevard and 164<sup>th</sup> Street;
27. changing from a C8-1 District to an R5B District property bounded by:
- a. Merrick Boulevard, Baisley Boulevard, Merrill Street, a line perpendicular to the northeasterly street line of Merrill Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrill Street and the northwesterly street line of Baisley Boulevard, a line 100 feet northeasterly of Merrill Street, and a line 150 feet northwesterly of Baisley Boulevard; and
  - b. Baisley Boulevard, Merrill Street, and 124<sup>th</sup> Avenue;
28. changing from an R3-2 District to an R5D District property bounded by:
- a. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet northeasterly of Sutphin Boulevard, Linden Boulevard, a line 150 feet northeasterly of Sutphin Boulevard, a line 125 feet northwesterly of 114<sup>th</sup> Road, a line 100 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 122<sup>nd</sup> Avenue, Sutphin Boulevard, 120<sup>th</sup> Avenue, a line 150 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Foch Boulevard, a line 125 feet southwesterly of Sutphin Boulevard, Foch Boulevard, 148<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 148<sup>th</sup> Street distant 165 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 148<sup>th</sup> Street and the northerly street line of Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, 116<sup>th</sup> Avenue, 149<sup>th</sup> Street, a line 100 feet

westerly of Sutphin Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet northeasterly of 149<sup>th</sup> Street, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, a line 165 feet southeasterly of 111<sup>th</sup> Avenue, a line 125 feet southwesterly of Sutphin Boulevard, 111<sup>th</sup> Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;

- b. Rockaway Boulevard, 140<sup>th</sup> Street, a line 100 feet southerly of 123<sup>rd</sup> Avenue, a line 100 feet easterly of 143<sup>rd</sup> Street, 123<sup>rd</sup> Avenue, 143<sup>rd</sup> Street, a line 100 feet northerly of Rockaway Boulevard, 147<sup>th</sup> Street, Rockaway Boulevard, 150<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, 143<sup>rd</sup> Street, Bascom Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line 100 feet northerly of Bascom Avenue, a line perpendicular to the southwesterly street line of 140<sup>th</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 140<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, and the northeasterly service road of the Van Wyck Expressway; and
  - c. the northeasterly centerline prolongation of 124<sup>th</sup> Avenue, Merrick Boulevard, Leslie Road, a line 70 feet northeasterly of Merrick Boulevard, Selover Road, a line 80 feet northeasterly of Merrick Boulevard, Anderson Road, Merrick Boulevard, a line perpendicular to the southwesterly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, a line 100 feet northeasterly of Mathewson Court, a line 90 feet southeasterly of Farmers Boulevard, Mathewson Court, a line 260 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Road, a line 200 feet northeasterly of 178<sup>th</sup> Place, a line midway between 130<sup>th</sup> Avenue and 130<sup>th</sup> Road, a line 100 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Avenue, the northwesterly centerline prolongation of 178<sup>th</sup> Place, a line midway between 129<sup>th</sup> Avenue and 130<sup>th</sup> Avenue, a line 60 feet southwesterly of the northwesterly centerline prolongation of 178<sup>th</sup> Place, 129<sup>th</sup> Avenue, a line 100 feet northeasterly of 177<sup>th</sup> Street, 127<sup>th</sup> Avenue, a line 875 feet northeasterly of 174<sup>th</sup> Place, a line midway between 126<sup>th</sup> Avenue and 127<sup>th</sup> Avenue, a line 895 feet northeasterly of 174<sup>th</sup> Place, 126<sup>th</sup> Avenue, a line 785 feet northeasterly of 174<sup>th</sup> Place, a line midway between 125<sup>th</sup> Avenue and 126<sup>th</sup> Avenue, a line 700 feet northeasterly of 174<sup>th</sup> Place, 125<sup>th</sup> Avenue, a line 235 feet northeasterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, and a line 190 feet northeasterly of Merrill Street;
29. changing from an R3A District to an R5D District property bounded by a line 300 feet northwesterly of Sunbury Road, a line 100 feet southwesterly of Irwin Place, Sunbury Road, and Merrick boulevard;
  30. changing from an R4 District to an R5D District property bounded by:

- a. 108<sup>th</sup> Avenue, Sutphin Boulevard, 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
  - b. a line 100 feet northwesterly of 109<sup>th</sup> Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109<sup>th</sup> Avenue, and Union Hall Street;
- 31. changing from an R4B District to an R5D District property bounded by Sunbury Road, a line midway between Merrick Boulevard and Irwin Place, Leslie Road, and Merrick Boulevard;
- 32. changing from a C8-1 District to an R5D District property bounded by:
  - a. Baisley Boulevard, Irwin Place and its northwesterly centerline prolongation, a line 300 feet northwesterly of Sunbury Road, Merrick Boulevard, 124<sup>th</sup> Avenue and its northeasterly centerline prolongation, and Merrill Street; and
  - b. Anderson Road, a line 100 feet northeasterly of Merrick Boulevard, Eveleth Road, and Merrick Boulevard;
- 33. establishing within a proposed R3-1 District a C1-2 District bounded by 137<sup>th</sup> Avenue, a line 150 feet northeasterly of Guy R. Brewer Boulevard, 140<sup>th</sup> Avenue, and Guy R. Brewer Boulevard;
- 34. establishing within a proposed R3-2 District a C1-2 District bounded by a line 175 feet northwesterly of 122<sup>nd</sup> Avenue, a line 110 feet easterly of Farmers Boulevard, a line 110 feet northeasterly of Nellis Street, 122<sup>nd</sup> Avenue, Nellis Street, and Farmers Boulevard;
- 35. establishing within a proposed R2 District a C1-3 District bounded by:
  - a. a line 100 feet northwesterly of 140<sup>th</sup> Avenue, the southwesterly boundary line of the Long Island Railroad right-of way (Old Southern Division), 140<sup>th</sup> Avenue, and Bedell Street; and
  - b. a line 100 feet northwesterly of 140<sup>th</sup> Avenue, a line midway between Thurston Street and Southgate Street, 140<sup>th</sup> Avenue, and Thurston Street;
- 36. establishing within a proposed R3-1 District a C1-3 District bounded by a line 100 feet northwesterly of 140<sup>th</sup> Avenue, Westgate Street, Thurston Street, 140<sup>th</sup> Avenue, and the southwesterly boundary line of the Long Island Railroad right-of way (Old Southern Division);
- 37. establishing within an existing R3-2 District a C1-3 District bounded by:

- a. Foch Boulevard, a line 100 feet southwesterly of 164<sup>th</sup> Street, 119<sup>th</sup> Avenue, Guy r. Brewer Boulevard, 118<sup>th</sup> Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
  - b. Garrett Street, Farmers Boulevard, Westgate Street, a line perpendicular to the southwesterly street line of Westgate Street distant 160 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Westgate Street and the easterly street line of Farmers Boulevard, Bedell Street, a line perpendicular to the southwesterly street line of Bedell Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Bedell Street and the easterly street line of Farmers Boulevard, a line midway between Bedell Street and 182<sup>nd</sup> Street, a line perpendicular to the northeasterly street line of 182<sup>nd</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 182<sup>nd</sup> Street and the easterly street line of Farmers Boulevard, 182<sup>nd</sup> Street, a line 150 feet easterly of Farmers Boulevard, a line 100 feet northwesterly of 140<sup>th</sup> Avenue, the northwesterly prolongation of the southwesterly street line of 180<sup>th</sup> Street, 140<sup>th</sup> Avenue, Farmers Boulevard, 139<sup>th</sup> Road, and a line 100 feet westerly of Farmers Boulevard;
38. establishing within a proposed R3-2 District a C1-3 District bounded by a line 100 feet northwesterly of Farmers Boulevard, a line midway between Mars Place and Sidway Place, Farmers Boulevard, and Sidway Place;
  39. establishing within a proposed R3A District a C1-3 District bounded by:
    - a. Linden Boulevard, Meyer Avenue, and 157<sup>th</sup> Street;
    - b. a line 115 feet northwesterly of 123<sup>rd</sup> Avenue, Sutphin Boulevard, 123<sup>rd</sup> Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
    - c. 122<sup>nd</sup> Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Baisley Boulevard, 161<sup>st</sup> Place, a line 100 feet northwesterly of Baisley Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
  40. establishing within an existing R3X District a C1-3 District bounded by Baisley Boulevard, Guy R. Brewer Boulevard, 128<sup>th</sup> Avenue, and a line perpendicular to the northwesterly street line of 128<sup>th</sup> Avenue distant 210 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 128<sup>th</sup> Avenue and the southwesterly street line of Guy R. Brewer Boulevard;

41. establishing within an existing R4 District a C1-3 District bounded by 109<sup>th</sup> Avenue, Guy R. Brewer Boulevard, a line 110 feet southeasterly of 109<sup>th</sup> Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
42. establishing within a proposed R5B District a C1-3 District bounded by:
  - a. Foch Boulevard, Merrick Boulevard, Victoria Road, Merrill Street, a line 100 feet southeasterly of 119<sup>th</sup> Avenue, and a line 100 feet southwesterly of Merrick Boulevard; and
  - b. a line 120 feet southeasterly of Victoria Road, Merrick Boulevard, Baisley Boulevard, Merrill Street, 124<sup>th</sup> Avenue, a line 290 feet southwesterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 475 feet southwesterly of Merrill Street, a line 75 feet northwesterly of 125<sup>th</sup> Avenue, a line 620 feet southwesterly of Merrill Street, 125<sup>th</sup> Avenue, 172<sup>nd</sup> Street, a line 75 feet southeasterly of Brocher Road, a line 440 feet southwesterly of Merrill Street, a line 100 feet southeasterly of Brocher Road, a line 100 feet southwesterly of Merrill Street, a line 160 feet southeasterly of Brocher Road, Merrill Street, a line perpendicular to the northeasterly street line of Merrill Street distant 90 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrill Street and the northwesterly street line of Baisley Boulevard, and a line 100 feet northeasterly of Merrill Street;
43. establishing within a proposed R5D District a C1-3 District bounded by:
  - a. 110<sup>th</sup> Avenue/Brinkerhoff Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 111<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 110<sup>th</sup> Road and 111<sup>th</sup> Avenue, Sutphin Boulevard, 110<sup>th</sup> Road, and a line 100 feet southwesterly of Sutphin Boulevard;
  - b. 112<sup>th</sup> Avenue, Sutphin Boulevard, 112<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, Linden Boulevard, a line 150 feet northeasterly of Sutphin Boulevard, a line 125 feet northwesterly of 114<sup>th</sup> Road, a line 100 feet northeasterly of Sutphin Boulevard, 115<sup>th</sup> Avenue, Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet northeasterly of 149<sup>th</sup> Street, a line 100 feet southeasterly of Linden Boulevard, and a line 100 feet southwesterly of Sutphin Boulevard;
  - c. 119<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 119<sup>th</sup> Road, and Sutphin Boulevard;
  - d. 120<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 122<sup>nd</sup> Avenue, and Sutphin Boulevard;

- e. Rockaway Boulevard, 140<sup>th</sup> Street, a line 100 feet southerly of 123<sup>rd</sup> Avenue, 142<sup>nd</sup> Place, Rockaway Boulevard, 143<sup>rd</sup> Street, Bascom Avenue, a line 100 feet westerly of 143<sup>rd</sup> Street, a line 100 feet northerly of Bascom Avenue, a line perpendicular to the southwesterly street line of 140<sup>th</sup> Street distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 140<sup>th</sup> Street and the southerly street line of Rockaway Boulevard, and the northeasterly service road of the Van Wyck Expressway;
  - f. Baisley Boulevard, Irwin Place, a line 300 feet northwesterly of Sunbury Road, a line 100 feet southwesterly of Irwin Place, Sunbury Road, a line midway between Irwin Place and Merrick Boulevard, a line 100 feet southeasterly of Sunbury Road, and Merrick Boulevard; and
  - g. Ursina Road, a line midway between Irwin Place and Merrick Boulevard, Leslie Road, a line 70 feet northeasterly of Merrick Boulevard, Selover Road, a line 80 feet northeasterly of Merrick Boulevard, Anderson Road, a line 100 feet northeasterly of Merrick Boulevard, Eveleth Road, and Merrick Boulevard;
44. establishing within a proposed R5D District a C1-4 District bounded by a line 100 feet northwesterly of 109<sup>th</sup> Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109<sup>th</sup> Avenue, and Union Hall Street;
45. establishing within an existing R3-2 District a C2-3 District bounded by 112<sup>th</sup> Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard; and
46. establishing within a proposed R5D District a C2-3 District bounded by:
- a. 108<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 110<sup>th</sup> Avenue/Brinkerhoff Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
  - b. 111<sup>th</sup> Avenue, Sutphin Boulevard, a line 165 feet southeasterly of 111<sup>th</sup> Avenue, and a line 125 feet southwesterly of Sutphin Boulevard;
  - c. 115<sup>th</sup> Avenue, Sutphin Boulevard, 115<sup>th</sup> Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 119<sup>th</sup> Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Foch Boulevard, a line 125 feet southwesterly of Sutphin Boulevard, Foch Boulevard, 148<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 148<sup>th</sup> Street distant 165 feet

northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 148<sup>th</sup> Street and the northwesterly street line of Foch Boulevard, a line 100 feet southwesterly of Sutphin Boulevard, 116<sup>th</sup> Avenue, 149<sup>th</sup> Street, and a line 100 feet westerly and southwesterly of Sutphin Boulevard;

- d. Rockaway Boulevard, 145<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, and 144<sup>th</sup> Street;
- e. a line 100 feet northerly of Rockaway Boulevard, 147<sup>th</sup> Street, Rockaway Boulevard, 150<sup>th</sup> Street, a line 100 feet southerly of Rockaway Boulevard, and Inwood Street; and
- f. Baisley Boulevard, Merrick Boulevard, a line perpendicular to the southerly street line of Merrick Boulevard distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of Belknap Street, a line 100 feet northeasterly of Mathewson Court, a line 90 feet southeasterly of Farmers Boulevard, Mathewson Court, a line 260 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Road, a line 200 feet northeasterly of 178<sup>th</sup> Place, a line midway between 130<sup>th</sup> Avenue and 130<sup>th</sup> Road, a line 100 feet northeasterly of 178<sup>th</sup> Place, 130<sup>th</sup> Avenue, the northwesterly centerline prolongation of 178<sup>th</sup> Place, a line midway between 129<sup>th</sup> Avenue and 130<sup>th</sup> Avenue, a line 60 feet southwesterly of the northwesterly centerline prolongation of 178<sup>th</sup> Place, 129<sup>th</sup> Avenue, a line 100 feet northeasterly of 177<sup>th</sup> Street, 127<sup>th</sup> Avenue, a line 875 feet northeasterly of 174<sup>th</sup> Place, a line midway between 126<sup>th</sup> Avenue and 127<sup>th</sup> Avenue, a line 895 feet northeasterly of 174<sup>th</sup> Place, 126<sup>th</sup> Avenue, a line 785 feet northeasterly of 174<sup>th</sup> Place, a line midway between 125<sup>th</sup> Avenue and 126<sup>th</sup> Avenue, a line 700 feet northeasterly of 174<sup>th</sup> Place, 125<sup>th</sup> Avenue, a line 235 feet northeasterly of Merrill Street, a line 100 feet northwesterly of 125<sup>th</sup> Avenue, a line 190 feet northeasterly of Merrill Street, 124<sup>th</sup> Avenue and its northeasterly centerline prolongation, and Merrill Street;

as shown in a diagram (for illustrative purposes only dated November 29, 2010 and subject to the conditions of CEQR Declaration E-266.

(On February 16, 2011, Cal. No. 2, the Commission scheduled March 2, 2011 for a public hearing. On March 2, 2011, Cal. No. 26, the hearing was closed.)

**For consideration.**

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No. 11

CD 12

N 110146 ZRQ

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 VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) and Article 1, Chapter 1 (Title, Establishment of Controls and Interpretation of Regulations).

PROPOSED TEXT AMENDMENT TO FRESH FOOD STORES  
IN COMMUNITY DISTRICT 12, BOROUGH OF QUEENS

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

\* \* \*

11-151

Special requirements for properties in the Borough of Queens

(a) The following site, Block 9898, Lots 1 and 117, shall be subject to the provisions of Section 11-15 (Environmental Requirements) governing (E) designations. The City Environmental Quality Review (CEQR) Declarations for these sites shall be listed in Appendix C (City Environmental Quality Review (CEQR) Environmental Designations) of the Zoning Resolution.

(b) The following special requirements shall apply to a #development#, #enlargement# or change of #use# for properties in the Borough of Queens located within the areas described in the following paragraphs (a)(1) through (e)(5) of this Section:

~~(a)(1)~~ The regulations of an R4 District shall apply within an area bounded by Liberty Avenue, 170th Street, a line 100 feet southeasterly of Liberty Avenue, and a line 100 feet southwesterly of 168th Place.

- ~~(b)~~(2) The regulations of a C8-1 District shall apply within an area bounded by Liberty Avenue, a line 100 feet southwesterly of 168th Place, a line 150 feet northwesterly of 104th Avenue, and Merrick Boulevard.
- ~~(e)~~(3) The regulations of an M1-1 District shall apply within an area bounded by Liberty Avenue, Sutphin Boulevard, 105th Avenue, a line 50 feet southwesterly of 148th Street, a line 100 feet northwesterly of 105th Avenue, and a line 150 feet northeasterly of Sutphin Boulevard.
- ~~(d)~~(4) The regulations of an R6 District with a C2-2 District overlay shall apply within an area bounded by 163rd Street, a line perpendicular to 163rd Street passing through a point distant 109.42 feet as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street, a line 86 feet northeasterly of 163rd Street, a line perpendicular to 163rd Street passing through a point 146.92 feet distant as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street.
- ~~(e)~~(5) The regulations of a C8-1 District shall apply within an area bounded by Hillside Avenue, a line 388 feet westerly of 144th Street, a line 100 feet northwesterly of 88th Avenue, a line 100 feet northeasterly of 139th Street, a line 120 feet northwesterly of 88th Avenue, a line 60 feet northeasterly of 139th Street, a line 70 feet southeasterly of Hillside Avenue, and 139th Street; and within an area bounded by Queens Boulevard, Hillside Avenue, 139th Street, a line 100 feet southeasterly of Hillside Avenue, a line midblock between 139th Street and Queens Boulevard, a line perpendicular to Queens Boulevard passing through a point distant 140 feet as measured along the northeasterly #street line# of Queens Boulevard from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of Queens Boulevard.

However, in the event that the Chairperson of the City Planning Commission, based on consultation with the Department of Environmental Protection of the City of New York, provides a certificate of no effect to the Department of Buildings with regard to industrial air emissions for an area described in this Section, the regulations of the zoning districts designated on the #zoning map# shall apply to any #development#, #enlargement# or change of #use# within such area, to the extent permitted under the terms of the certificate of no effect.

\* \* \*

Article VI  
Special Regulations Applicable to Certain Areas

\* \* \*

Chapter 3  
Special Regulations Applying to FRESH Food Stores

\* \* \*

63-02

Applicability

The regulations of all other chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

- (a) The provisions of this Chapter shall apply to all #commercial# and #manufacturing districts# in the following areas, except as provided in paragraph (b) of this section:

\* \* \*

- (4) In the Borough of Queens, #Special Downtown Jamaica District#, and portions of Community District 12 outside of the #Special Downtown Jamaica District#, except those portions shown on Map 5 in Appendix A of this Chapter:

\* \* \*

63-25

Required Accessory Off-street Parking Spaces in Certain Districts

\* \* \*

- (b) In the Borough of Brooklyn, in those portions of Community District 5 located south of Flatlands Avenue and east of the centerline prolongation of Schenck Avenue, and in the Borough of Queens, where applicable in Community District 12 outside of the #Special Downtown Jamaica District#, a #FRESH food store# shall provide #accessory# off-#street# parking spaces as required for #uses# in parking category B in the applicable #Commercial# and #Manufacturing Districts#.

\* \* \*

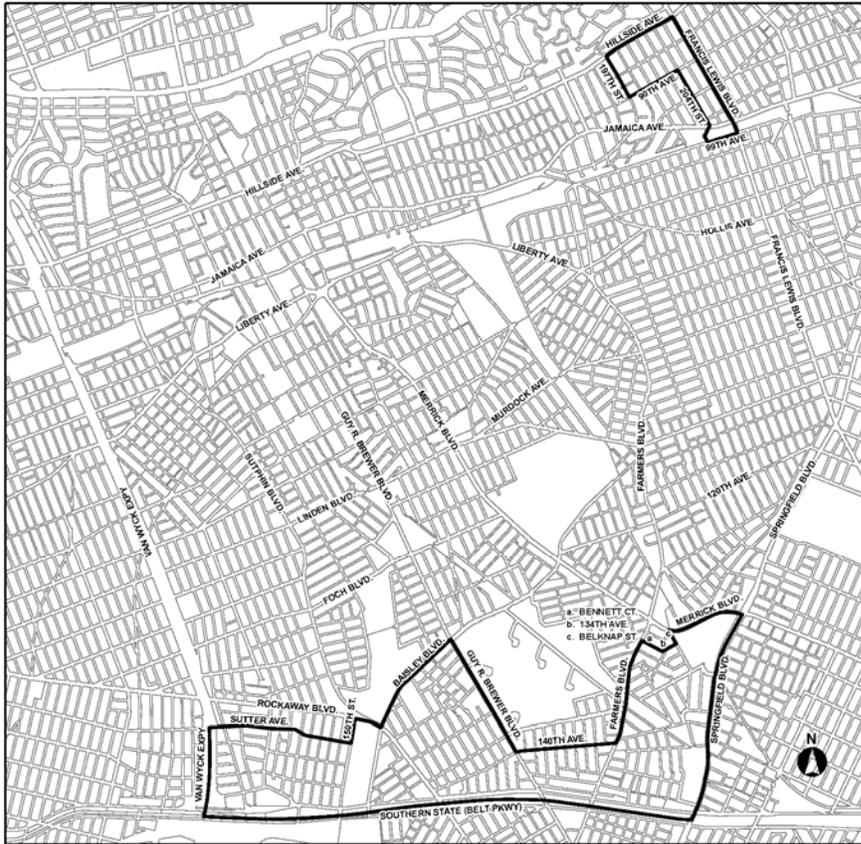
Appendix A

FRESH Food Store Designated Areas: Excluded Portions

\* \* \*

Map 5.

Excluded portions of Community District 12, Queens



(On February 16, 2011, Cal. No. 3, the Commission scheduled March 2, 2011 for a public hearing. On March 2, 2011, Cal. No. 27, the hearing was closed.)

**For consideration.**



**No. 12*****ADDISLEIGH PARK HISTORIC DISTRICT*****CD 12****N 110213 HKQ**

**IN THE MATTER OF** a communication dated February 10, 2011 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Addisleigh Park Historic District, designated by the Landmarks Preservation Commission on February 1, 2011 (List No. 438, LP No. 2405). The Historic District consists of the properties bounded by a line beginning at the southeast corner of Merrick Boulevard and 111th Road, extending easterly along the southern curb line of 111th Road, southerly along the western curb line of 172nd Street to a point in said curb line formed by its intersection with a line extending westerly from the northern property line of 172-01 Sayres Avenue, easterly across 172nd Street and along the northern property lines of 172-01 to 172-19 Sayres Avenue, across 173rd Street and along the northern property lines of 173-01 to 173-09 Sayres Avenue, northerly along the western property lines of 111-36 to 111-14 174th Street, easterly along the northern property line of 111-14 174th Street to the western curb line of 174th Street, southerly along said curb line to a point formed by its intersection with a line extending westerly from the northern property line of 111-23 174th Street, easterly across 174th Street and along said property line, northerly along the western property lines of 111-20 and 111-18 175th Street, easterly along the northern property line of 111-18 175th Street, southerly along the western curb line of 175th Street to a point in said curb line formed by its intersection with a line extending easterly from the northern property line of 111-28 175th Street, westerly along said property line, southerly along the eastern property line of 111-28 175th Street, westerly along the southern property line of 111-24 175th Street, southwestward along the southeastern property line of 111-29 174th Street, westerly along the southern property line of 111-29 174th Street and across 174th Street to the western curb line of 174th Street, southerly along said curb line, crossing Sayres Avenue and continuing along the western curb line of Marne Place to a point in said curb line formed by the intersection of a line extending westerly from the northern property line of 174-05 Adelaide Road, easterly across Marne Place and along the northern property lines of 174-05 to 174-21 Adelaide Road, northerly along the western property line of 174-27 Adelaide Road, easterly along the northern property line of 174-27 Adelaide Road, southerly along the western curb line of 175th Street (crossing Adelaide Road) to a point in said curb line formed by its intersection with a line extending westerly from the northern property line of 112-39 175th Street, easterly across 175th Street and along said property line, northerly along the western property lines of 112-50 to 112-28 175th Place, easterly along the angled northern property line of 112-28 175th Place, across 175th Place and continuing easterly along the northern property line of 112-37 175th Place, southerly along the eastern property lines of 112-37 to 112-49 175th Place, easterly along the northern property line of 112-26 176th Street to the western curb line of 176th Street, southerly along said curb line

to a point formed by its intersection with a line extending westerly from the northern property line of 112-31 176th Street, easterly across 176th Street and along said property line, northerly along the western property lines of 112-24 to 112-04 177th Street, easterly along the northern property line of 112-04 177th Street and across 177th Street to its eastern curb line, northerly along said curb line, easterly along the southern curb line of 112th Avenue, southerly along the eastern property lines of 112-03 and 112-07 177th Street, easterly along the northern property line of 112-08 178th Street, across 178th Street to its eastern curb line, northerly along said curb line, easterly along the southern curb line of 112th Avenue, southerly along the eastern property line of 112-07 178th Street, easterly along the northern property line of 112-06 178th Place, across 178th Place and the northern property line of 112-05 178th Place, southerly along the eastern property lines of 112-05 and 112-09 178th Place, easterly along the northern property line of 112-14 179th Street, across 179th Street to its eastern curb line, northerly along said curb line to a point formed by its intersection with a line extending westerly from the northern property line of 112-11 179th Street, easterly along said property line, southerly along the eastern property lines of 112-11 179th Street to 112-55 179th Street, easterly along the northern property lines of 179-11 and 179-17 Murdock Avenue to the western curb line of 180th Street, southerly along said curb line and across Murdock Avenue to the southwest corner of Murdock Avenue and 180th Street, easterly across 180th Street and along the southern curb line of Murdock Avenue, southerly along the eastern property lines of 114-01 to 115-09 180th Street, westerly along the southern property line of 115-09 180th Street to the eastern curb line of 180th Street, northerly along said curb line to a point formed by its intersection with a line extending easterly from the southern property line of 114-84 180th Street, westerly along the southern property line of 114-84 180th Street, southerly along the eastern property lines of 114-87 to 115-33 179th Street, westerly along the southern property line of 115-33 179th Street, and across 179th Street to the northwest corner of 179th Street and Linden Boulevard, northwesterly along the northeastern curb line of Linden Boulevard, northerly along the eastern curb line of 178th Place to a point formed by its intersection with a line extending easterly from the southern property line of 114-74 178th Place, westerly across 178th place and along the southern property lines of 114-74 178th Place, 178-12 and 178-02 114th Road and across 178th Street to the northwest corner of 178th Street and Linden Boulevard, northwesterly along the northeastern curb line of Linden Boulevard to the southeast corner of Linden Boulevard and 114th Road, northerly across 114th Road to the northern curb line of 114th Road, easterly along said curb line to a point formed by its intersection with a line extending southerly from the western property line of 177-15 114th Road, northerly along said property line, westerly along the southern property line of 114-52 178th Street, southwestwesterly along the southeastern property line of 177-05 Linden Boulevard (aka 177-05 to 177-13 Linden Boulevard) to the northeastern curb line of Linden Boulevard, northwesterly along said curb line, northerly along the eastern curb line of 177th Street to a point formed by its intersection with a line extending easterly from the southern property line of 114-34 177th Street, westerly across 177th Street and along said property line, southerly along a portion of the eastern property line of 114-34 177th Street, westerly along a portion of the southern property line of 114-34 177th Street, northerly along the western property lines of 114-34 to 114-20 177th Street, westerly along the southern property line of 114-15 176th Street and across 176th Street to the western curb line of 176th Street, southerly along said curb line and across Linden Boulevard to the southern curb line of Linden Boulevard, easterly along

said curb line (following its southward curve) to the southwest corner of Linden Boulevard and 177th Street, southerly along the western curb line of 177th Street to a point formed by its intersection with a line extending easterly from the southern property line of 176-16 Linden Boulevard, westerly along said property line, southerly along the eastern property lines of 114-45 (aka 114-45 to 114-49) to 114-83 176th Street to the northern curb line of 115th Avenue, westerly along said curb line, across 176th Street and 175th Place to a point formed by its intersection with a line extending southerly from the western property line of 114-78 175th Place, northerly along the western property lines of 114-78 to 114-34 175th Place and across Linden Boulevard to the northern curb line of Linden Boulevard, westerly along said curb line, across 175th Street, 174th Street, and Murdock Avenue to the northeast corner of Murdock Avenue and Marne Place, northerly along the eastern curblines of Marne Place to a point formed by its intersection with a line extending easterly from the northern property line of 172-01 Linden Boulevard, westerly across Marne Place and along said property line and the southern property line of St. Alban's Memorial Park to the eastern curb line of Merrick Boulevard, and northerly along said curb line to the point of the beginning.

(On February 16, 2011, the Commission duly advertised March 2, 2011 for a public hearing. On March 2, 2011, Cal. No. 28, the hearing was closed.)

**For consideration.**

---

**BOROUGH OF STATEN ISLAND**

**No. 13**

***UNION AVENUE REZONING***

**CD 1**

**C 100118 ZMR**

**IN THE MATTER OF** an application submitted by 647-649 Washington Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 20c by changing from an M1-1 District to an R3A District property bounded by the southerly boundary line of a Railroad Right-Of-Way, Union Avenue, Leyden Avenue, and Harbor Road, as shown on a diagram (for illustrative purposes only) dated November 15, 2010 and subject to the conditions of CEQR Declaration E-265.

(On February 16, 2011, Cal. No. 4, the Commission scheduled March 2, 2011 for a public hearing. On March 2, 2011, Cal. No. 29, the hearing was closed.)

**For consideration.**

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**No. 14**

***REV. ISAAC COLEMAN HOUSE LANDMARK***

**CD 3**

**N 110210 HKR**

**IN THE MATTER OF** a communication dated February 10, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the designation of the Rev. Isaac and Rebecca Gray Coleman House at 1482 Woodrow Road (Block 7020, Lot 123), by the Landmarks Preservation Commission on February 1, 2011 (Designation List 438/LP-2414).

**For consideration.**



**No. 15**

***ROSSVILLE AME ZION CHURCH LANDMARK***

**CD 3**

**N 110211 HKR**

**IN THE MATTER OF** a communication dated February 10, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the designation of the Rossville AME Zion Church at 584 Bloomingdale Road (Block 7267, Lot 101), by the Landmarks Preservation Commission on February 1, 2011 (Designation List 438/LP-2416).

**For consideration.**



**No 16**

***BLOOMINGDALE ROAD COTTAGES LANDMARK***

**CD 3**

**N 110212 HKR**

**IN THE MATTER OF** a communication dated February 10, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the designation of the 565 & 569 Bloomingdale Road Cottages at 565 Bloomingdale Road and 569 Bloomingdale Road (Block

7020, Lot 4), by the Landmarks Preservation Commission on February 1, 2011 (Designation List 438/LP-2415).

**For consideration.**



**No. 17**

***40 UTOPIA COURT***

**CD 2**

**N 100319 ZAR**

**IN THE MATTER OF** an application submitted by John Saraceno for the grant of an authorization pursuant to Section 105-421 and Section 105-425 of the Zoning Resolution involving the modification of topographic features on Tier I sites and modification of botanic environment and tree preservation and planting requirements in order to facilitate the legalization of an in-ground swimming pool, paved patio and retaining walls at 40 Utopia Court (Block 871, Lot 235) within the Special Natural Area District (NA-1).

**For consideration.**



**No. 18**

***74 BUTTONWOOD ROAD***

**CD 2**

**N 100438 ZAR**

**IN THE MATTER OF** an application submitted by Vincent Thuerer for the grant of an authorization pursuant to Section 105-421, Section 105-422 and Section 105-425 of the Zoning Resolution involving modification of topographic features on Tier I sites, the development, enlargement or site alteration on a Tier II zoning lot or a portion of a zoning lot having a steep slope or steep slope buffer and modification of botanic environment and tree preservation and planting requirements in order to facilitate the construction of an in-ground swimming pool, paved patio and retaining wall at 74 Buttonwood Road (Block 877, Lot 32 and 35) within the Special Natural Area District (NA-1).

**For consideration.**



**III. PUBLIC HEARINGS**

**BOROUGH OF MANHATTAN**

**No. 19**

***LOWER MANHATTAN ARCADES TEXT***

**CD 1**

**N 110193 ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning arcades within the Special Lower Manhattan District.

**LOWER MANHATTAN ARCADES TEXT AMENDMENT**

Matter in underline is new, to be added;

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

Matter within # # is defined in Section 12-10

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

\* \* \*

**Article IX: Special Purpose Districts**

**Chapter 1: Special Lower Manhattan District**

\* \* \*

**91-03**

**District Maps**

District maps are located in Appendix A of this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

- Map 1 Special Lower Manhattan District
- Map 2 Street Wall Continuity Types 1, 2A, 2B & 3
- Map 3 Street Wall Continuity Types 4 & 5
- Map 4 Designated Retail Streets
- Map 5 Curb Cut Prohibitions
- Map 6 South Street Seaport Subdistrict (Section 91-63)
- Map 7 Subway Station Improvement Areas
- Map 8 Public Access Modification Areas

\* \* \*

**91-80**  
**PUBLIC ACCESS AREAS**

**91-81**  
**Certification to modify existing arcades in certain areas**

For the purposes of this Section, ‘arcade’ shall refer to an #arcade# or #through-block arcade# provided in accordance to the provisions of Section 12-10 (DEFINITIONS) and 37-80 (ARCADES); an arcade provided in accordance with paragraphs (a) of Section 37-53 (Design Standards for Pedestrian Circulation Spaces); or an open space provided on a #zoning lot# between the #building street wall# and the #street line# where tables and chairs would otherwise not be allowed as permitted obstructions.

The provisions of this Section shall apply to existing #buildings# providing an arcade within the boundary designated by Map 8 in Appendix A of this Chapter.

Any underlying provisions restricting the placement of tables and chairs within such arcades may be modified where the Chairperson of the City Planning Commission certifies to the Commissioner of Buildings that such modifications are consistent with the provisions of this Section, as follows:

(a) Seating

Moveable seating in the form of public seating and open air café seating, as well as associated moveable tables, umbrellas and other furnishings, shall be permitted obstructions within an arcade, provided that such obstructions conform to the provisions listed below, as applicable. No plastic material shall be permitted in tables or chairs provided within an arcade.

Where an open air cafe is provided, it shall be a permanently unenclosed establishment and may have waiter or table service.

(1) Amount and size of tables and chairs

A minimum of four tables and sixteen chairs shall be provided within an arcade. For the purpose of calculating the percentage of required public seating or open air café seating, every table required by a calculation shall be required to have four chairs.

(i) Public seating

Publicly accessible tables, and associated chairs, shall constitute a minimum of 40 percent of the total amount of tables provided within an arcade. Fractions resulting from such calculation shall be rounded to the nearest whole table.

All tables shall have a minimum diameter of two feet. All publicly accessible chairs shall have seat backs, and the seats shall have a minimum depth of twelve inches and a maximum depth of 20 inches.

(ii) Open air café

Open air café tables, and associated chairs, shall constitute a maximum of 60 percent of the total amount of tables provided within an arcade. Fractions resulting from such calculation shall be rounded to the nearest whole table.

(2) Location restrictions and other prohibitions

No tables or chairs shall be permitted within five feet of any #building# entrance. For arcades with a depth of ten feet or less, as measured from the column face furthest from the #street line# to the #street wall#, a clear pedestrian circulation pathway shall be provided in an amount not less than three feet. For arcades with a depth greater than ten feet, such required clear pedestrian pathway shall be increased to an amount not less than six feet. In addition, for #through-block arcades#, a continuous clear path of ten feet shall be provided, connecting each #street# on which the public access area fronts.

(i) Public seating

Where a proposed modification to an arcade is located on a #zoning lot# with frontage along Water Street, a minimum of 50 percent of the aggregate amount of tables and chairs provided pursuant to paragraph (a)(1)(i) of this Section shall be located within 25 feet of the Water Street #street line#.

(ii) Open air café

Open air cafes shall be located at the same elevation as the adjoining sidewalk area or #publicly accessible open area#, except that platforms may be provided, provided that they do not exceed a height of six inches.

Fences, planters, walls, fabric dividers or other barriers that separate open air cafe areas from other portions of the arcade, or adjacent sidewalks or #publicly accessible open areas# shall be prohibited. No kitchen equipment shall be installed within an open air café.

(3) Hours of operation

(i) Public seating

Tables and chairs shall not be chained, fixed, or otherwise secured during the hours of 7:00 am to 9:00 pm. However, during the nighttime hours of 9:00 pm to 7:00 am such tables and chairs may be removed, or secured within the arcade.

Where public seating and open air cafe seating are provided within an arcade, such public seating shall be subject to the hours of operation of an open air café, as set forth in paragraph (a)(3)(ii) below.

(ii) Open air café

Open air cafes must be in operation and provide service a minimum of 225 days per year.

All furnishings of an open air cafe, including tables, chairs, bussing stations, and heating lamps, shall be completely removed from the arcade when the open air cafe is not in active use, except that tables and chairs may remain in such arcade if they are unsecured and may be used by the public without restriction.

(4) Locating public seating within an adjacent #publicly accessible open area#

Where tables and chairs are provided in an arcade located on the same #zoning lot# as an existing #publicly accessible open area# that fronts upon Water Street, the Chairperson of the City Planning Commission may certify public seating provided pursuant to paragraph (a)(2)(i) of this Section to be located within such a #publicly accessible open area#. The area within such #publicly accessible open area# occupied by public seating provided pursuant to this paragraph shall not be included in calculating the maximum #lot coverage# which permitted obstructions may occupy within such #publicly accessible open area#. Such public seating shall not constitute a design change pursuant to the provisions of Section 37-62 (Changes to Existing Publicly Accessible Open Areas) provided the Chairperson finds that:

- (i) no more than 50 percent of the aggregate amount of public seating required pursuant to paragraph (a)(2)(i) above is located within such #publicly accessible open area#;
- (ii) such public seating shall in no event constitute required seating for such existing #publicly accessible open area#; and
- (iii) such public seating complies with the hours of operation provisions of paragraph (a)(3) above.

Any proposed design change to an existing #publicly accessible open area# beyond the findings permitted in this Section shall be subject to the requirements of Section 37-62 (Changes to Existing Publicly Accessible Open Areas).

(b) Litter receptacles

Litter receptacles shall be permitted obstructions within an arcade pursuant to the provisions set forth in Section 37-744 (Litter receptacles).

In order to certify the proposed modification to an existing arcade is consistent with the provisions of this Section, the applicant shall submit to the Chairperson:

- (1) a site plan demonstrating the proposed obstructions within the existing arcade, and where applicable, the adjacent #publicly accessible open area#; and
- (2) a detailed seating plan illustrating conformance with paragraph (a) of this Section.

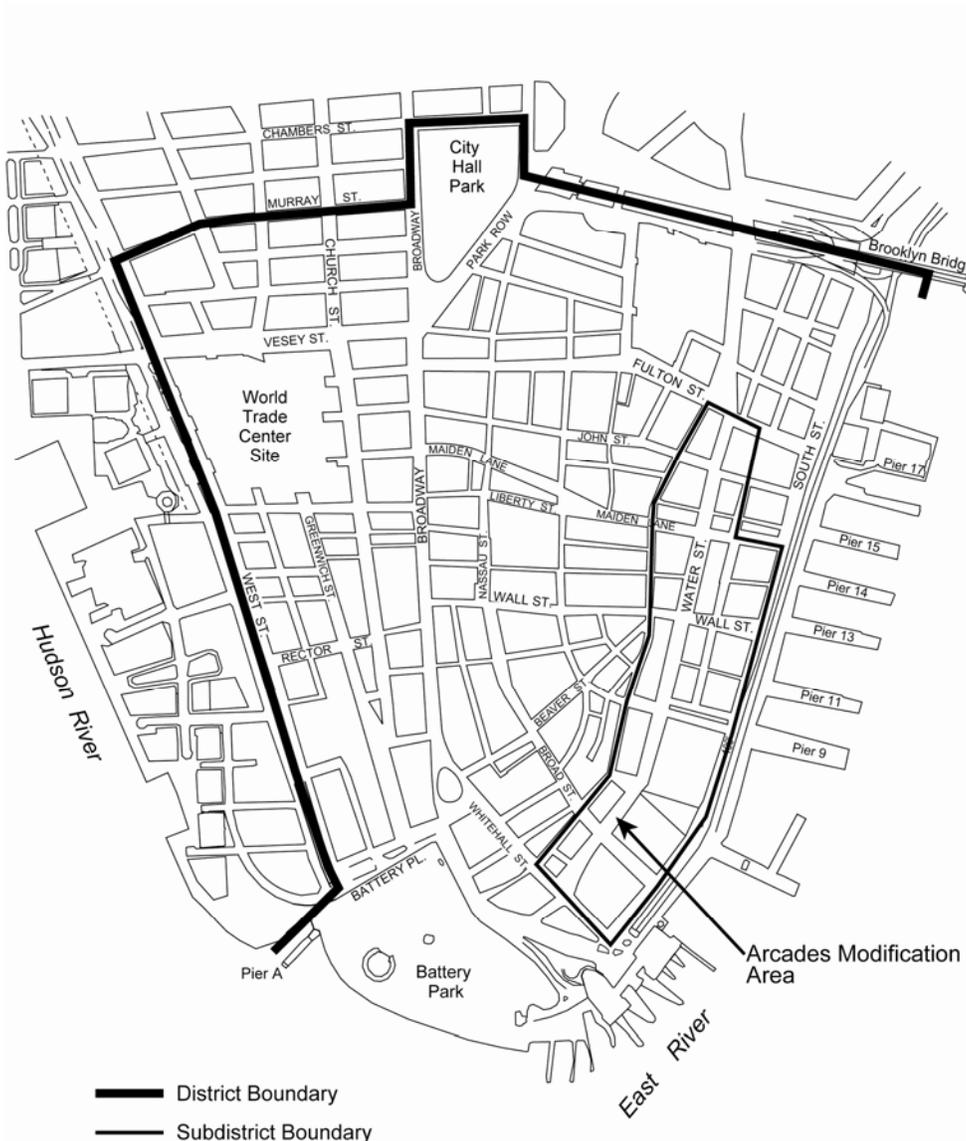
All plans for arcades or other #publicly accessible open areas# that are the subject of a certification pursuant to this Section shall be filed and duly recorded in the Borough Office of the City Register of the City of New York, indexed against the property in the form of a legal instrument, in a form satisfactory to the Chairperson, providing notice of the certification of the arcade, pursuant to this Section. Such filing and recording of such instrument shall be a precondition to certification. The recording information shall be included on the certificate of occupancy for any #building#, or portion thereof, on the #zoning lot# issued after the recording date.

\* \* \*

**Appendix A  
District Maps**

Map 8  
Public Access Modification Areas

\* \* \*



\* \* \*

(On March 16, 2011, Cal. No. 1, the Commission scheduled March 30, 2011 for a public hearing which has been duly advertised.)

**Close the hearing.**

\_\_\_\_\_

**No. 20**

***101 SPRING STREET***

**CD 2**

**C 100267 ZSM**

**CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Judd Foundation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Sections 42-11 (Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A, and 12B) and 42-14(D)(2)(b) (Special uses in M1-5A and M1-5B Districts) to allow a non-profit institution without sleeping accommodations (Use Group 4A) within an existing 5-story building on property located at 101 Spring Street (Block 498, Lot 27), in an M1-5B District, within the SoHo-Cast Iron Historic District.

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

(On March 2, 2011, Cal. No. 1, the Commission scheduled March 16, 2011 for a public hearing. On March 16, 2011, Cal. No 11, the hearing was continued.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 21**

***10-24 154<sup>th</sup> STREET***

**CD 7**

**C 100457 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 10-24 Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d:

1. changing from an R2A District to an R3-1 District property bounded by 10<sup>th</sup> Avenue, 154<sup>th</sup> Street, 11<sup>th</sup> Avenue and a line 100 feet westerly of 154<sup>th</sup> Street; and

2. establishing within an existing and proposed R3-1 District a C2-2 District bounded by 10<sup>th</sup> Avenue, 154<sup>th</sup> Street, 11<sup>th</sup> Avenue and a line 135 feet westerly of 154<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated December 13, 2010.

(On March 16, 2011, Cal. No. 2, the Commission scheduled March 30, 2011 for a public hearing which has been duly advertised.)

**Close the hearing.**

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IV. CITY PLANNING COMMISSION 2011 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8 NEW YEAR'S DAY
	9	10	11	12	13	14	15
	16	17 MARTIN LUTHER KING, JR. DAY	18	19	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
	30	31					
FEBRUARY			1	2	3 CHINESE NEW YEAR	4	5
	6	7	8	9	10	11	12 LINCOLN'S BIRTHDAY
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21 PRESIDENTS' DAY	22	23	24	25	26
	27	28 REVIEW SESSION					
MARCH			1	2 CPC PUBLIC MEETING	3	4	5
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
APRIL						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18 PALM SUNDAY	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
MAY	1	2	3	4	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30 MEMORIAL DAY OBSERVED	31				
JUNE				1	2	3	4
	5	6 REVIEW SESSION	7 CPC PUBLIC MEETING	8	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
JULY						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
AUGUST	31						
		1 1st DAY RAMADAN	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
SEPTEMBER	28	29	30	31			
					1	2	3
	4	5 LABOR DAY	6 REVIEW SESSION	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
OCTOBER	25	26	27	28	29	30	
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10 COLUMBUS DAY OBSERVED	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
NOVEMBER	23	24	25	26	27	28	29
	30	31 REVIEW SESSION					
	6	7	8 ELECTION DAY	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
DECEMBER	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING			
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
NOVEMBER	18	19	20	21	22	23	24
	25	26 HWANZAA BEGINS	27	28 HANUKKAH	29	30	31
DECEMBER							

**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.