

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JANUARY 11, 2006
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 050472 PQK	5	PINE STREET DAY CARE CENTER	Scheduled to be Heard 1/25/06
2	N 060249 HAK	16	MOTHER GASTON BOULEVARD APARTMENTS	" "
3	C 050257 ZSM	5	325 5 TH AVENUE GARAGE	" "
4	C 060210 ZMM	5	MADISON PARK WEST	Not scheduled
5	C 060211 ZSM	5	" "	" "
6	C 050422 HUQ	12	SOUTH JAMAICA I URBAN RENEWAL PLAN/NEW FOUNDATIONS	Scheduled to be Heard 1/25/06
7	C 050423 HAQ	12	" "	" "
8	C 060090 MMQ	14	FLIGHT 587 MEMORIAL PARK	" "
9	C 060134 ZSR	3	GATEWAY CATEDRAL	" "
*S1	N 060199 ZRM	4	SPECIAL WEST CHELSEA DISTRICT TEXT AMENDMENT	" "
10	C 060108 ZMX	10	VILLAGE OF BAYCHESTER REZONING	Favorable Report Adopted
11	C 060109 ZMX	10	BRUSH AVENUE REZONING	" "
12	C 060110 ZMX	12	WOODLAWN REZONING	" "
13	C 050471 PQX	12	WILLIAMSBRIDGE NAACP DAY CARE CENTER	" "
14	C 060129 ZMK	15	HOMECREST REZONING	Fav. Report Adopted as Modified
15	C 060132 ZMK	15	SHEEPSHEAD BAY REZONING & TEXT AMENDMENT	Favorable Report Adopted
16	N 060133 ZRK	15	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		10	11	12	13	14	15	16	17	18	19	20	21	22		
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Angela M. Battaglia	P															
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Lisa Gomez	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	AB	AB	Y	Y	N		
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 6:46 P.M.

*S1 - Cal. No. 1 from the Supplemental Calendar. Note: Commissioner Battaglia was not present for the votes.

CITY PLANNING COMMISSION DISPOSITION SHEET

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WEDNESDAY, JANUARY 11, 2006
10:00 A.M. SPECTOR HALL
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(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
17	C 050435 HAM	10	CORNERSTONE SITE 1	Favorable Report Adopted
18	C 050088 ZSR	3	VERIZON MONOPOLE	" "
19	N 050089 RAR	3	" "	Authorization Approved
20	N 050034 ZAR	2	IRON MINE DRIVE	" "
21	N 060004 ZAR	2	BERMAN RESIDENCE	" "
22	N 030507 ZAR	1	DUANE READE/VICTORY BOULEVARD	" "
23	C 050203 ZMK	7	CATON PLACE REZONING	Hearing Closed
24	N 060222 BDK	10	BAY RIDGE-5 TH AVENUE BID	" "
25	C 060171 ZMK	1	GREENPOINT/WILLIAMSBURG FUCA	" "
26	N 060170 ZRK	1	" "	" "
27	C 060130 ZMK	14	MIDWOOD REZONING	" "
28	C 060140 HAM	10	SALEM HOUSE	" "
29	C 050388 ZSM	4	IAC HQ GARAGE	" "
30	C 060111 ZSM	5	27 WEST 19 TH STREET	" "
31	N 050348 ZRM	8, 11	PHYSICAL CULTURE/C1-8X TEXT AMENDMENT	" "
32	C 060168 HAQ	1	HANAC ASTORIA SENIOR RESIDENCE	" "
33	C 040439 PQQ	14	QUEENS 14 SANITATION GARAGE	" "

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

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

MEETING ADJOURNED AT:

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JANUARY 11, 2006
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
34	C 060153 ZMQ	5	MIDDLE VILLAGE AND GLENDALE REZONING	Hearing Closed
35	C 040527 PQX	9	RICHARD GREEN DAY CARE CENTER	" "
36	C 060179 ZMX	10	PELHAM BAY REZONING	" "
37	C 060180 ZMX	10	WESTCHESTER SQUARE REZONING	" "
38	C 060056 MMX	4	YANKEE STADIUM	" "
39	C 060057 MMX	4	" "	" "
40	C 060058 MMX	4	" "	" "
41	C 060059 MMX	4	" "	" "
42	C 060144 PQX	4	" "	" "
43	C 060145 PPX	4	" "	" "
44	C 060146 PPX	4	" "	" "
45	C 060147 PPX	4	" "	" "
46	C 060148 MCX	4	" "	" "
47	C 060148(A) MCX	4	" "	" "
48	C 060149 ZSX	4	" "	" "
49	C 060150 ZSX	4	" "	" "

COMMISSION ATTENDANCE:	Present (P)	COMMISSION VOTING RECORD:											
	Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R								
Calendar Numbers:													
Amanda M. Burden, AICP, Chair													
Kenneth J. Knuckles, Esq., Vice Chairman													
Angela M. Battaglia													
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Jane D. Gol													
Lisa Gomez													
Christopher Kui													
John Merolo													
Karen A. Phillips													
Dolly Williams, Commissioners													

MEETING ADJOURNED AT:

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 11, 2006

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

22 READE STREET

NEW YORK, NEW YORK



Michael R. Bloomberg, Mayor

City of New York

[No. 1]

Prepared by Yvette V. Gruel, Calendar Officer

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

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

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

Note to Subscribers: Notify us of change of address including E-mail by writing to:

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

**B
CITY PLANNING COMMISSION**

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

- AMANDA M. BURDEN, AICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, R.A.**
- ALFRED C. CERULLO, III**
- RICHARD W. EADDY**
- JANE D. GOL**
- LISA A. GOMEZ**
- CHRISTOPHER KUI**
- JOHN MEROLO**
- KAREN A. PHILLIPS**
- DOLLY WILLIAMS, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

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

ORDER OF BUSINESS

WEDNESDAY, JANUARY 11, 2006

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	7
III. Public Hearings	22
IV. Schedule Of Meetings: January 1, 2006 - July 31, 2006.....	81

**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 January 25, 2006 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____
 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

JANUARY 11, 2006

APPROVAL OF MINUTES OF Special Meeting of December 19 2005.

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 25, 2006**

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

BOROUGH OF BROOKLYN

No. 1

PINE STREET DAY CARE CENTER

CD 5

C 050472 PQK

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 374 Pine Street (Block 4214, Lot 1), for continued use as a day care center.

Resolution for adoption scheduling January 25, 2006 for a public hearing.

No. 2

MOTHER GASTON BOULEVARD APARTMENTS

CD 16

N 060249 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 84, 86, 88, 90 and 92 Mother Gaston Boulevard (Block 1542, Lots 33-37) as an Urban Development Action Area; and

b) an Urban Development Action Area Project for such area;

to facilitate the development of a 4 -story building, tentatively known as 84-92 Mother Gaston Boulevard, with approximately 50 residential units to be developed under the Department of Housing Preservation and Development Supportive Housing Program.

Resolution for adoption scheduling January 25, 2006 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

325 5TH AVENUE GARAGE

CD 5

C 050257 ZSM

IN THE MATTER OF an application submitted by Continental Residential Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Sections 13-562 and 74-52 of the Zoning Resolution **to allow an attended public parking garage with a maximum capacity of 174 spaces on portions of the first floor, cellar, and sub-cellar, of a proposed 41-story mixed use building on property located at 325 Fifth Avenue** (Block 862, Lots 1,3,4,9 (all including Lot 8),11 and 73), in a C5-2 District.

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

Resolution for adoption scheduling January 25, 2006 for a public hearing.

Nos. 4 & 5

MADISON PARK WEST

No. 4

CD 5

C 060210 ZMM

IN THE MATTER OF an application submitted by 200 Fifth, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 8d, changing from an M1-6 District to a C5-2 District property bounded**

by West 25th Street, a line 100 feet westerly of Broadway, a line 100 feet westerly of Fifth Avenue, West 23rd Street, and a line 275 feet westerly of Fifth Avenue, as shown on a diagram (for illustrative purposes only) dated November 14, 2005 and subject to the conditions of CEQR Declaration E-160.

Resolution for adoption scheduling January 25, 2006 for a public hearing.

No. 5

CD 5

C 060211 ZSM

IN THE MATTER OF an application submitted by 200 Fifth, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Sections 13-562 and 74-52 of the Zoning **Resolution to allow an attended public parking garage with a maximum capacity of 54 spaces on a portion of the ground floor and cellar of an existing building and proposed to be enlarged on a property located at 1107Broadway** (Block 826, Lots 33 and 37), in a C5-2* District, partially within the Ladies Mile Historic District.

* Note: a portion of the site is proposed to be rezoned by changing an M1-6 District to a C5-2 District under a related application (C 060210 ZMM) for a change in the Zoning Map.

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 January 25, 2006 for a public hearing.

BOROUGH OF QUEENS

Nos. 6 & 7

SOUTH JAMAICA I URBAN RENEWAL PLAN/NEW FOUNDATIONS

No. 6

CD 12

C 050422 HUQ

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

New York City Charter, for the 6th amendment to the South Jamaica I Urban Renewal Plan for the South Jamaica Urban Renewal Area.

The proposed plan:

1. Revises the land use definition to permit residential, commercial and community facility uses on residential sites where permitted by zoning.
2. Deletes sites from the plan that have been developed or rehabilitated by private owners.
3. Subdivides Site 4B into sites: 4b, 4c, and 4d; and Site 13 into sites: 13a, 13b, 13c, 13d and 13e.

These changes would facilitate the development of a mixed-use building with two residential units and commercial space to be developed under the Department of Housing Preservation and Development's New Foundation Program.

Resolution for adoption scheduling January 25, 2006 for a public hearing.

No. 7

CD 12

C 050423 HAQ

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

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 115-40 and 115-42 Sutphin Boulevard (Block 11994, Lots 13 and 14) Site 4C within the South Jamaica I Urban Renewal Area, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;
2. pursuant to Section 197-c of the New York City Charter for the disposition of such lots to a developer to be selected by HPD;

to facilitate the development of a mixed-use building with two residential units and commercial space to be developed under the Department of Housing Preservation and Development's New Foundation Program

Resolution for adoption scheduling January 25, 2006 for a public hearing.

No. 8

FLIGHT 587 MEMORIAL PARK

CD 14

C 060090 MMQ

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

- the elimination, discontinuance and closing of portions of Beach 116th Street and Ocean Promenade;
- the modification and the realignment of the turnaround at the southerly terminus of Beach 116th Street;
- the establishment of a Memorial Park;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 4982 dated October 6, 2005 and signed by the Borough President.

Resolution for adoption scheduling January 25, 2006 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 9

GATEWAY CATHEDRAL

CD 3

C 060134 ZSR

IN THE MATTER OF an application submitted by Gateway Cathedral pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-53 of the Zoning Resolution **to modify the requirements of**

Section 25-12 (Maximum Size of Accessory Group parking Facilities) to allow a group parking facility accessory to uses in a large-scale community facility development with a maximum of 941 spaces on property located at 200 Boscombe Avenue (Block 7577, Lot 3), in an R3X District, within the Special South Richmond Development District.

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

Resolution for adoption scheduling January 25, 2006 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 10

VILLAGE OF BAYCHESTER REZONING

CD 10

C 060108 ZMX

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

- 1. changing from an R3-2 District to an R3A District property bounded by** Hutchinson River Parkway West, Boller Avenue and its northwesterly centerline prolongation, Stillwell Avenue, Hunter Avenue and its southeasterly centerline prolongation, the northwesterly boundary line of New York, New Haven & Hartford Rail Road Right-of Way, Bruckner Expressway and its northwesterly centerline prolongation, Stillwell Avenue and its southwesterly centerline prolongation, and Palmer Avenue and its northwesterly centerline prolongation; and
- 2. changing from an R6 District to an R3A District property bounded by** Hunter Avenue, a line 95 feet northeasterly of Boller Avenue, Stillwell Avenue, and Boller Avenue;

as shown on a diagram (for illustrative purposes only) dated September 12, 2005.

(On November 16, 2005, Cal. No. 1, the Commission scheduled December 7, 2005 for a public hearing. On December 7, 2005, Cal. No. 19, the hearing was closed.)

For consideration.

No. 11

BRUSH AVENUE REZONING

CD 10

C 060109 ZMX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 7a changing from an R4 District to an R4A District property bounded by Wenner Place, the westerly service road of the Hutchinson River Expressway, Senger Place, Jay Place, and Brush Avenue, as shown on a diagram (for illustrative purposes only) dated September 12, 2005.**

(On November 16, 2005, Cal. No. 2, the Commission scheduled December 7, 2005 for a public hearing. On December 7, 2005, Cal. No. 20, the hearing was closed.)

For consideration.

No. 12

WOODLAWN REZONING

CD 12

C 060110 ZMX

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 1c and 2a:**

1. **changing from an R4-1 District to an R4A District property bounded by** Van Cortlandt Park East, the boundary line of the City of New York, Vireo Avenue and its northerly centerline prolongation, a line perpendicular to the easterly street line of Vireo Avenue, distant 200 feet (as measured along the street line) from the point of intersection of the easterly street line of Vireo Avenue and the southerly street line of McLean Avenue, a line bisecting the angle formed by the northerly prolongations of the easterly street line of Vireo Avenue and the westerly street line of Webster Avenue, East 234th Street, Peters Place, a line 100 feet southerly of east 234th Street, a line 285 feet easterly of Katonah Avenue, East 234th Street, a line 100 feet easterly of Katonah Avenue, East 240th Street, a line 100 feet westerly of Katonah Avenue, a line midway between East 238th Street and east 239th Street, a line 325 feet westerly of Katonah Avenue, East 238th Street, a line 300 feet westerly of Katonah Avenue, a line midway between East 237th Street and East 238th Street, a line 350 feet westerly

of Katonah Avenue, East 237th Street, a line 425 feet westerly of Katonah Avenue, a line midway between East 236th Street and East 237th Street, a line 100 feet westerly of Katonah Avenue, east 235th Street, Oneida Avenue, a line 150 feet southerly of east 235th Street, Napier Avenue, East 236th Street, and a line 100 feet westerly of Oneida Avenue;

- 2. **changing from an R5 District to an R4A District property bounded by** Van Cortlandt Park East, a line 100 westerly of Oneida Avenue, East 236th Street, Napier Avenue, and East 235th Street; and
- 3. **changing from an R4-1 District to an R5B District property bounded by** a line midway between East 238th Street and East 239th Street, a line 100 feet westerly of Katonah Avenue, a line midway between East 236th Street and East 237th Street, a line 425 feet westerly of Katonah Avenue, east 237th Street, a line 350 feet westerly of Katonah Avenue, a line midway between East 237th Street and east 238th Street, a line 300 feet westerly of Katonah Avenue, East 238th Street, and a line 325 feet westerly of Katonah Avenue;

as shown on a diagram (for illustrative purposes only) dated September 12, 2005.

(On November 16, 2005, Cal. No. 3, the Commission scheduled December 7, 2005 for a public hearing. On December 7, 2005, Cal. No. 21, the hearing was closed.)

For consideration.



No. 13

WILLIAMSBRIDGE NAACP DAY CARE CENTER

CD 12

C 050471 PQX

IN THE MATTER OF an application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 670-680 East 219th Street (Block 4651, Lot 44), Bronx, for continued use as a child care center.

(On November 16, 2005, Cal. No. 4, the Commission scheduled December 7, 2005 for a public hearing. On December 7, 2005, Cal. No. 22, the hearing was closed.)

For consideration.



BOROUGH OF BROOKLYN

No. 14

HOMECREST REZONING

CD 15

C 060129 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 22d, 23b, 28c and 29a:**

- 1. eliminating from an existing R6 District a C1-3 District bounded by** Avenue P, Ocean Avenue, a line 150 feet southeasterly of Kings Highway, East 18th Street, and a line 100 feet northwesterly of Kings Highway;
- 2. changing from an R6 District to an R4-1 District property bounded by:**
 - a.** Quentin Road, 19th Street, a line 100 feet southerly of Quentin Road, a line midway between 19th Street and Ocean Avenue, a line 100 feet southerly of S Avenue, a line midway between Coney Island Avenue and East 12th Street, a line 100 feet northerly of Avenue S, East 14th Street, the northerly boundary line of William E. Kelly Memorial Park, a line midway between East 14th Street and East 15th Street, Avenue R, East 15th Street, the westerly prolongation of a line 100 feet southerly of Quentin Road, a line midway between East 15th Street and East 16th Street, Moore Place and its easterly and westerly centerline prolongations, East 18th Street, a line 100 feet northerly of Avenue R, and a line midway between East 18th and East 19th Street;
 - b.** a line 100 feet southerly of Avenue S, Ocean Avenue, a line 150 feet northerly of Avenue T, a line midway between Ocean Avenue and East 21st Street, a line 150 feet northerly of Avenue U, Ocean Avenue, Avenue T, and a line midway between East 19th Street and Ocean Avenue; and
 - c.** a line 150 feet southerly of Avenue U, a line midway between Ocean Avenue and East 21st Street, Gravesend Neck Road, and Ocean Avenue;
- 3. changing from an R6 District to an R5B District property bounded by:**
 - a.** Avenue P, East 18th Street, a line 100 feet southerly of Avenue P, East 17th Street, a line 200 feet northwesterly of Kings Highway, East 15th Street, a line 180 feet southerly of Avenue P, East 14th Street, a line 200 feet northwesterly of Kings Highway, a line 200 feet northerly of

Quentin Road and its easterly prolongation, and a line midway between Coney Island Avenue and East 12th Street;

- b. a line 100 feet southerly of Quentin Road and its westerly prolongation, a line midway between East 18th Street and East 19th Street, a line 100 feet northerly of Avenue R, East 18th Street, Moore Place and its easterly and westerly centerline prolongations, and a line midway between East 15th Street and East 16th Street; and
 - c. a line 200 feet southeasterly of Kings Highway, East 15th Street, Avenue R, a line midway between East 14th Street and East 15th Street, the northerly boundary line of William E. Kelly Memorial Park, East 14th Street, a line 100 feet northerly of Avenue S, a line midway between Coney Island Avenue and East 12th Street, Avenue R, East 13th Street, a line 100 feet northerly of Avenue R, and East 14th Street;
- 4. changing from a C4-2 District to an R5B District property bounded by:**
- a. a line 200 feet northerly of Quentin Road, 13th Street, a line 100 feet northerly of Quentin Road, and a line midway between Coney Island Avenue and East 12th Street; and
 - b. a line 100 feet southeasterly of Kings Highway, East 15th Street, a line 200 feet southeasterly of Kings Highway, and East 14th Street;
- 5. changing from an R6 District to an R7A District property bounded by:**
- a. Avenue P, Kings Highway, Nostrand Avenue, a line 200 feet southeasterly of Kings Highway, East 29th Street, a line 100 feet southeasterly of Kings Highway, Bedford Avenue, a line 100 feet northerly of Avenue P, East 24th Street, Avenue P, East 22nd Street, a line 200 feet southerly of Avenue P, a line midway between Ocean Avenue and East 21st Street, a line 150 feet northerly of Avenue T, Ocean Avenue, a line 100 feet southerly of Avenue S, a line midway between East 19th Street and Ocean Avenue, a line 100 feet southerly of Quentin Road, East 19th Street, Quentin Road, a line midway between East 18th Street and East 19th Street, a line 100 feet southerly of Quentin Road and its westerly prolongation, East 15th Street, a line 200 feet southeasterly of Kings Highway, and East 18th Street;
 - b. Avenue T, Ocean Avenue, a line 150 feet northerly of Avenue U, a line midway between Ocean Avenue and East 21st Street, a line 150 feet southerly of Avenue U, Ocean Avenue, Gravesend Neck Road, a line midway between Ocean Avenue and East 21st Street, Voorhies Avenue, and a line midway between East 19th Street and Ocean Avenue; and

- c. a line 200 feet southeasterly of Kings Highway, East 14th Street, a line 100 feet northerly of Avenue R, East 13th Street, Avenue R, and a line midway between Coney Island Avenue and East 12th Street;
6. **changing from a C4-2 District to an R7A District property bounded by:**
- a. a line 100 feet southeasterly of Kings Highway, East 13th Street, a line 200 feet southeasterly of Kings Highway, and a line midway between Coney Island Avenue and East 12th Street; and
 - b. a line 100 feet southeasterly of Kings Highway, East 18th Street, a line 200 feet southeasterly of Kings Highway, and East 15th Street;
7. **changing from a C8-2 District an R7A District property bounded by:**
- a. Avenue P, a line midway between Coney Island Avenue and East 12th Street, a line 200 feet northerly of Quentin Road, and Coney Island Avenue; and
 - b. a line 200 feet southeasterly of Kings Highway, a line midway between Coney Island Avenue and East 12th Street, Avenue R, and Coney Island Avenue;
8. **changing from a C4-2 District to a C4-4A District property bounded by:**
- Coney Island Avenue, a line 200 feet northerly of Quentin Road, a line midway between Coney Island Avenue and East 12th Street, a line 100 feet northerly of Quentin Road, East 13th Street, a line 200 feet northwesterly of Kings Highway, East 14th Street, a line 180 feet southerly of Avenue P, East 15th Street, a line 200 feet northwesterly of Kings Highway, East 17th Street, a line 100 feet southerly of Avenue P, East 18th Street, a line 100 feet southeasterly of Kings Highway, East 14th Street, a line 200 feet southeasterly of Kings Highway, East 13th Street, a line 100 feet southeasterly of Kings Highway, a line midway between Coney Island Avenue and East 12th Street, and a 200 feet southeasterly of Kings Highway; and
9. **establishing within a proposed R7-A District a C2-3 District bounded by:**
- a. Avenue P, a line midway between Coney Island Avenue and East 12th Street, a line 200 feet northerly of Quentin Road, and Coney Island Avenue;
 - b. a line 100 feet southeasterly of Kings Highway, a line midway between Coney Island Avenue and East 12th Street, Avenue R, and Coney Island Avenue; and
 - c. Avenue P, Ocean Avenue, a line 100 feet southeasterly of Kings Highway, and East 18th Street;

as shown on a diagram (for illustrative purposes only) dated September 26, 2005 and subject to the conditions of CEQR Declaration E-155.

(On November 2, 2005, Cal. No. 3, the Commission scheduled November 16, 2005 for a public hearing. On November 16, 2005, Cal. No. 23, the hearing was closed. On December 21, 2005, Cal. No. 24, the item was laid over.)

For consideration.

Nos. 15 & 16

SHEEPSHEAD BAY REZONING & TEXT AMENDMENT

No. 15

CD 15

C 060132 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 29a:**

- 1. eliminating from within an existing R5 District a C2-2 District bounded by:**
 - a.** a line 150 feet northerly of Emmons Avenue, Nostrand Avenue, a line 75 feet northerly of Emmons Avenue, and a line connecting two points: the first at the intersection of a line midway between Nostrand Avenue and East 29th Street and a line 75 feet northerly of Emmons Avenue, and the second on the easterly street line of East 29th Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of East 29th Street and the southerly street line of Lief Ericson Drive;
 - b.** a line 150 feet northerly of Emmons Avenue, Haring Street, a line 75 feet northerly of Emmons Avenue, and a line 225 feet southwesterly of Haring Street; and
 - c.** a line 150 feet northerly of Emmons Avenue, a line midway between Coyle Street and Ford Street, a line 100 feet northerly of Emmons Avenue, and Brown Street;
- 2. eliminating a Special Sheepshead Bay District bounded by:**
 - a.** Lief Ericson Drive, Nostrand Avenue, a line 75 feet northerly of Emmons Avenue, a line connecting two points: the first at the intersection of a line midway between Nostrand Avenue and East 29th

Street and a line 75 feet northerly of Emmons Avenue, and the second on the easterly street line of East 29th Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of East 29th Street and the southerly street line of Lief Ericson Drive, East 29th Street, a line 100 feet southerly of Lief Ericson Drive, East 28th Street, a line 150 feet northerly of Emmons Avenue, and East 27th Street; and

- b. a line 150 feet northerly of Emmons Avenue, a line midway between Coyle Street and Ford Street, a line 100 feet northerly of Emmons Avenue, Brown Street, a line 75 feet northerly of Emmons Avenue, and a line 225 feet southwesterly of Haring Street;
3. **changing from an R5 District to an R4B District property bounded by the** northerly service road of Leif Ericson Drive (Shore Parkway north), Haring Street, a line 100 feet southerly of Lief Ericson Drive, and East 28th Street;
4. **changing from an R5 District to an R4-1 District property bounded by:**
- a. the northerly service road of Leif Ericson Drive (Shore Parkway north), East 28th Street, a line 150 feet northerly of Emmons Avenue, and East 27th Street;
 - b. a line 100 feet southerly of Lief Ericson Drive, Nostrand Avenue, a line 75 feet northerly of Emmons Avenue, a line connecting two points: the first at the intersection of a line midway between Nostrand Avenue and East 29th Street and a line 75 feet northerly of Emmons Avenue, and the second on the easterly street line of East 29th Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of East 29th Street and the southerly street line of Lief Ericson Drive, and East 29th Street; and
 - c. the northerly service road of Leif Ericson Drive (Shore Parkway north), a line midway between Coyle Street and Ford Street, a line 100 feet northerly of Emmons Avenue, Brown Street, a line 75 feet northerly of Emmons Avenue, a line 225 feet southwesterly of Haring Street, Nostrand Avenue, a line 100 feet southerly of Lief Ericson Drive, and Haring Street;

as shown on a diagram (for illustrative purposes only) dated September 26, 2005.

(On November 2, 2005, Cal. No. 4, the Commission scheduled November 16, 2005 for a public hearing. On November 16, 2005, Cal. No. 24, the hearing was closed. On December 21, 2005, Cal. No. 25, the item was laid over.)

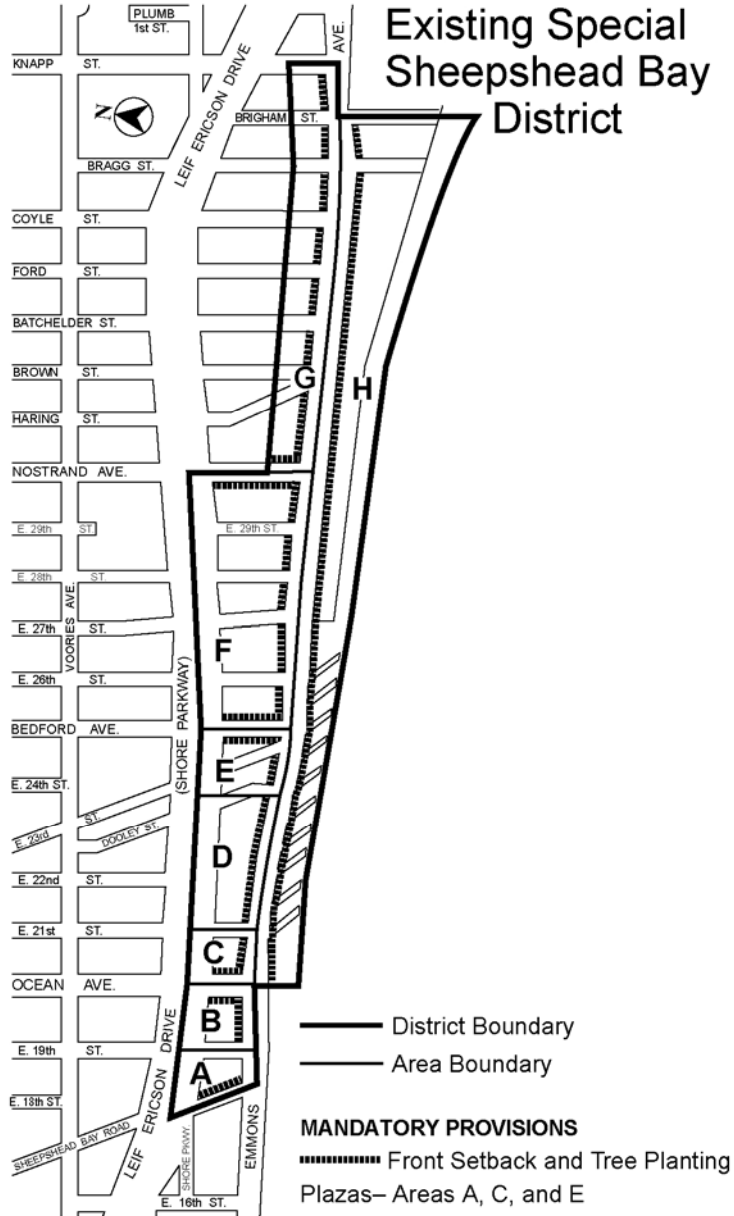
For consideration.

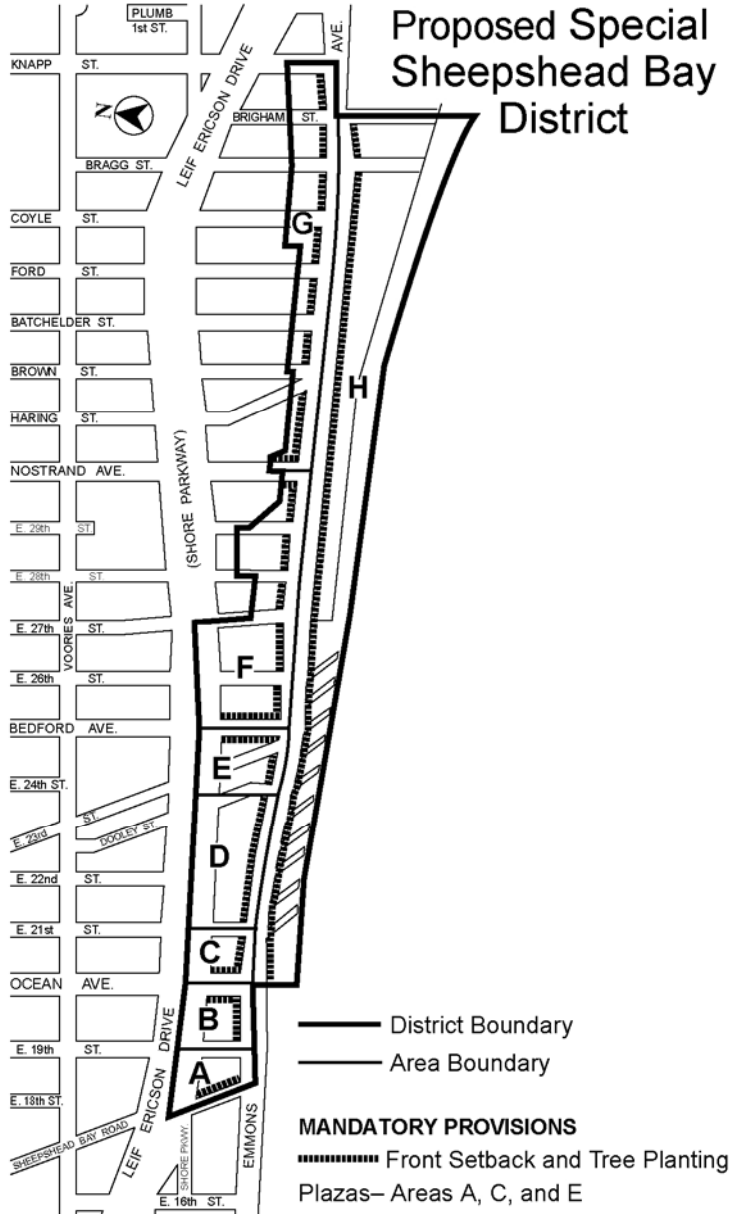
No. 16

CD 15

N 060133 ZRK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 4 (Special Sheepshead Bay District) concerning an amendment to Appendix A.





(On November 2, 2005, Cal. No. 5, the Commission scheduled November 16, 2005 for a public hearing. On November 16, 2005, Cal. No. 25 the hearing was closed. On December 21, 2005, Cal. No. 26, the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN

No. 17

CORNERSTONE SITE 1

CD 10

C 050435 HAM

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 150 West 111th Street (Block 1820; Lot 58) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such lots to a developer to be selected by HPD.

to facilitate the development of a 6-story building, tentatively known as Cornerstone Site 1, with approximately 18 residential units under the Department of Housing Preservation and Development's Cornerstone Program.

(On November 16, 2005, Cal. No. 5, the Commission scheduled December 7, 2005 for a public hearing. On December 7, 2005, Cal. No. 23, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 18 & 19

VERIZON MONOPOLE

No.18

CD 3

C 050088 ZSR

IN THE MATTER OF an application submitted by New York SMSA Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 107-73 of the Zoning Resolution **to modify the height and setback regulations of Section 107-43 of the Zoning Resolution to allow a 100 foot-high telecommunication tower in connection with a proposed wireless communication facility on property located at 3250 Richmond Avenue** (Block 5613, Lot 400), in an R3-2 District, within the Special South Richmond Development District.

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

(On November 16, 2005, Cal. No. 6, the Commission scheduled December 7, 2005 for a public hearing. On December 7, Cal. No. 25, the hearing was closed.)

For consideration.

No. 19

CD 3

N 050089 RAR

IN THE MATTER OF an application submitted by Verizon Wireless for grant of authorization pursuant to Section 107-65 of the Zoning Resolution for the modification of existing topography **to facilitate development of a proposed wireless communications facility on property located at 3250 Richmond Avenue (Block 5613, Lot 400), within the Special South Richmond Development District, Borough of Staten Island, Community District 3.**

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

For consideration.

No. 20

IRON MINE DRIVE

CD 2

N 050034 ZAR

IN THE MATTER OF an application submitted by the Montanti Family Trust **for the grant of an authorization** pursuant to Section 105-421 of the Zoning Resolution involving the modification of topographic features on Tier I sites and **certification** pursuant to Section 105-90 of the Zoning Resolution for future subdivision **to allow the construction of two single-family dwellings, with a garage and accessory swimming pool located at 64 & 78 Iron Mine Drive (Block 898, Lots 152 and 154) within the Special Natural Area District (NA-1).**

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

(On December 21, 2005, Cal. No. 28, the item was laid over.

For consideration.

No. 21

BERMAN RESIDENCE

CD 2

N 060004 ZAR

IN THE MATTER OF an application submitted by Keith Berman **for the grant of authorizations** pursuant to Sections 105-421 and 105-425 of the Zoning Resolution involving the modification of topographic features on Tier I sites and for modification of botanic environment and preservation and planting requirements **to allow the enlargement of a one-family dwelling located at 32 Circle Road (Block 876, Lot 52) within the Special Natural Area District (NA-1).**

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

(On December 21, 2005, Cal. No. 29, the item was laid over.

For consideration.

No. 22

DUANE READE/VICTORY BOULEVARD

CD 1

N 030507 ZAR

IN THE MATTER OF an application submitted by Block 247, LLC. **for the grant of authorizations** pursuant to Sections 119-311 and 119-312 of the Zoning Resolution involving the development and site alteration on a zoning lot having a steep slope of 25% or more and for certain uses within the hillsides district (commercial) **to allow for the construction of a one story commercial building at 1161 Victory Boulevard (Block 247, Lot 38) within the Special Hillsides Preservation District.**

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

(On November 2, 2005, Cal. No. 10, the item was laid over. On November 16, 2005, Cal. No. 17, the item was laid over. On December 7, 2005, Cal. No. 18, the item was laid over. On December 21 2005, Cal. No. 30, the item was laid over.)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 23

CATON PLACE REZONING

CD 7

C 050203 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 22 Caton Place Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16d and 22c, changing from an R6 District to an R7A District property bounded by Caton Place, a line 100 feet southwesterly of East 8th Street, a line midway between Caton Place and Kermit Place and the northerly prolongation of a line midway between Ocean Parkway and East 7th Street, as shown on a diagram (for illustrative purposes only) dated September 26, 2005, and subject to the conditions of CEQR Declaration No. E-154.

(On December 19, 2005, Cal. No. 24, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

BAY RIDGE-5TH AVENUE BID

CD 10

N 060222 BDK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Bay Ridge-5th Avenue Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, **concerning the formation of the Bay Ridge-5th Avenue Business Improvement District.**

(On December 19, 2005, Cal. No. 28, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 25 & 26

GREENPOINT/WILLIAMSBURG FUCA

No. 25

CD 1

C 060171 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 12c, 12d, 13a and 13b:**

- 1. changing from an M1-2/R6 District to an M1-2/R6A District property bounded by:**
 - a.** Metropolitan Avenue, Driggs Avenue, North 4th Street and its southeasterly centerline prolongation, Metropolitan Avenue, Brooklyn-Queens Expressway, Ainslie Street and its northwesterly centerline prolongation, Keap Street, Union Avenue, Borinquen Place and its westerly centerline prolongation, Marcy Avenue, a line midway between Hope Street and Grand Street, Havemeyer Street, Hope Street, Roebling Street, a line 100 feet southwesterly of Metropolitan Avenue, Driggs Avenue, North 1st Street, and Bedford Avenue; and
 - b.** Bayard Street, Graham Avenue-Via Vespicci, Brooklyn-Queens Expressway, Richardson Street, and a line 100 feet westerly of Manhattan Avenue; and
- 2. changing from an M1-2/R6 District to an M1-2/R6B District property bounded by:**
 - a.** Kent Avenue, a line 140 feet southwesterly of North 1st Street, Wythe Avenue, a line midway between Grand Street and South 1st Street, a line 100 feet southeasterly of Kent Avenue, and Grand Street; and
 - b.** Driggs Avenue, a line 100 feet southwesterly of Metropolitan Avenue, Roebling Street, and Fillmore Place;

as shown on a diagram (for illustrative purposes only) dated October 31, 2005 and subject to the conditions of CEQR Declaration E-138.

(On December 19, 2005, Cal. No. 26, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CD 1

N 060170 ZRK

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article I, Chapter 4 (Sidewalk Cafe Regulations), Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts), Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts), Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), and Article XII, Chapter 3 (Special Mixed Use District).

Matter in underline is new, to be added;

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

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

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

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 Cafe#	Sidewalk	#Unenclosed Sidewalk Cafe#
Brooklyn			
Bay Ridge District	Yes		Yes
Coney Island Mixed Use District	Yes		Yes

Downtown Brooklyn District	Yes	Yes
Franklin Street Mixed Use District	Yes	Yes
Northside Mixed Use District	Yes	Yes
Ocean Parkway District*	Yes	Yes
Sheepshead Bay District	No	Yes
<u>Special Mixed Use District MX-8</u> <u>(Greenpoint-Williamsburg)</u>	<u>Yes</u>	<u>Yes</u>

* #Sidewalk cafes# are not allowed on Ocean Parkway

* * *

23-013
Harassment

Within the Greenpoint-Williamsburg anti-harassment area in Community District 1, Borough of Brooklyn, as shown on Map 1 in this Section, the provisions of paragraphs (a) through (d), inclusive, of Section 93-90 (Harassment) shall apply as modified in this Section.

For the purposes of this Section, the following definitions in Section 93-90(a) shall be modified:

Anti-Harassment Area

“Anti Harassment Area” shall mean the Greenpoint-Williamsburg anti-harassment area as shown on Map 1 in this section.

Referral date

“Referral date” shall mean October 4, 2004.

In addition, Section 93-90(d)(3) is modified as follows:

No portion of the #low income housing# required under this Section shall qualify to:

- (i) increase the #floor area ratio# pursuant to the provisions of Section 23-90 or Section 62-352 (Inclusionary Housing), or
- (ii) increase the maximum height of a #building# or the height above which the gross area per #residential story# of a #building# is limited pursuant to the provisions of Section 62-354 (Special height and setback regulations), paragraphs (b)(2) and (d), or

(iii) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.



Map 1
Greenpoint-Williamsburg anti-harassment area

* * *

23-922**Community Districts 1 and 7, Borough of Brooklyn**

The Inclusionary Housing Program shall apply in the following areas:

- (a) In the following areas of Community District 1, in the Borough of Brooklyn, located ~~north of the Williamsburg Bridge, Washington Plaza, Borinquen Place and Grand Street~~ in an area bounded by South 5th Street, Grand Street Extension/Borinquen Place, Union Avenue, Metropolitan Avenue, Humboldt Street, Meeker Avenue, Russell Street, Engert Avenue, McGuinness Boulevard, the Newtown Creek, and the East River:
- (1) Waterfront Access Plan BK-1, as set forth in Section 62-352;
 - (2) all #Special Mixed Use Districts#;
 - (3) all R6A, R6B and R7A Districts; and
 - (4) R6 Districts within the following ~~R6~~ areas:
 - (i) the #block# bounded by Havemeyer Street, North Sixth Street, Metropolitan Avenue and North Fifth Street;
 - (ii) the #block# bounded by Roebling Street, North Fifth Street, Havemeyer Street, ~~and Metropolitan Avenue, and North Fourth Street;~~
 - (iii) those #blocks# bounded by Wythe Avenue, Grand Street, Berry Street and South Third Street;
 - (iv) those #blocks# and portions of #blocks# bounded by Bedford Avenue, North 1st Street, Driggs ~~Street~~ Avenue, Fillmore Place, Roebling Street, and a line coincident with the centerline of the long dimension of the #blocks# bounded by Bedford Avenue, Grand Street, Roebling Street and South First Street; ~~and~~
 - (v) that portion of the #block# bounded by Havemeyer Street, Hope Street, Marcy Avenue, and South First Street that is within 100 feet of Grand Street; and
 - (vi) that portion of the #block# bounded by Franklin Street, Huron Street, Manhattan Avenue and India Street that is within 100 feet of Franklin Street and 100 feet of India Street.
- (b) In Community District 7, in the Borough of Brooklyn, in all R8A districts.

23-93

Definitions

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

Administering agent

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

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

* * *

23-942

In Community Districts 1 and 7, Borough of Brooklyn

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

(a) Maximum floor area ratio

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

District	Base #floor area ratio#	Maximum #floor area ratio#
----------	----------------------------	-------------------------------

R6B	2.0	2.2
R6*	2.2	2.42
R6A	2.7	3.6
R6**	2.7	3.6
R7A	3.45	4.6
R8A	5.4	7.2

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

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

In addition, the following rules shall apply:

~~(a)~~(b) Height and setback

~~The compensated #building# must be #developed# or #enlarged# pursuant to the Quality Housing Program or, in #Special Mixed Use Districts#, pursuant to paragraph (b) of Section 123-662, and~~

(1) Except in #Special Mixed Use Districts#, the compensated #building# must be #developed# or #enlarged# pursuant to the height and setback regulations of Section 23-633 (Street wall location and height and setback regulations in certain districts) or Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts), as applicable.

(2) In #Special Mixed Use Districts#, where the residence district designation has a letter suffix, the compensated #building# must be #developed# or #enlarged# pursuant to paragraph (b) of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations). Where the #residence district# designation does not have a letter suffix, the compensated #building# must be #developed# or #enlarged# pursuant to the height and setback regulations of Section 23-633 regardless of whether the #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

~~(b)~~(c) Lower income housing requirements

The #lower income housing# must be provided in accordance with the provisions set forth in Section 23-95 (Lower Income Housing Requirements).

* * *

**23-95
Lower Income Housing Requirements**

* * *

(f) Permits and certificates of occupancy

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

No temporary certificate of occupancy shall be issued for any part of the #compensated development# until a temporary certificate of occupancy for each unit of #lower income housing# has been issued or, in Community Districts 1 and 7, Borough of Brooklyn, if the #building# has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the #lower income housing#. No permanent certificate of occupancy shall be issued for any part of the #compensated development# until a permanent certificate of occupancy for each unit of the #lower income housing# has been issued or, in Community Districts 1 and 7, Borough of Brooklyn, if the #building# has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the #lower income housing#. Prior to the issuance of any temporary or permanent certificate of occupancy for the #compensated development#, the Commissioner of Housing Preservation and Development shall certify that the #lower income housing# is in compliance with the #lower income housing plan#.

* * *

23-951

On-site new construction option

* * *

(b) #Dwelling units# designated as #lower income housing# shall be distributed throughout the #development#. No #story# shall contain more than two such units unless at least 80 percent of all #stories# contain two such units. The size of the designated #lower income housing# units shall at least be distributed among the various size units in proportion to the total distribution of unit size within the #building# in the following categories of unit sizes:

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

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

In Community Districts 1 and 7, Borough of Brooklyn, if the #lower income housing# is subject to the requirements of city, state or federal programs assisting the #lower income housing# that have size and distribution requirements conflicting with the size and distribution requirements of this paragraph, (b), then the size and distribution requirements of this paragraph, (b), may be waived by the Commissioner of Housing Preservation and Development to facilitate the #development# of #lower income housing#.

* * *

24-012
Harassment

Within the Greenpoint-Williamsburg anti-harassment area set forth in Section 23-013, the provisions of Section 23-013 shall apply to any #zoning lot# containing a #building used# partly for a #residential use#.

* * *

24-161
Maximum floor area ratio for zoning lots containing community facility and residential uses

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

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

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

(a) ~~The provisions of this Section 24-161 shall apply in the following areas:~~

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

~~Richardson Street, Leonard Street, Bayard Street, Graham Avenue, Driggs Avenue, North 12th Street, a line midway between Bedford Avenue and Berry Street, and North 10th Street.~~

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

* * *

**35-31
Maximum Floor Area Ratio for Mixed Buildings**

C1 C2 C3 C4 C5 C6

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

* * *

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

~~(a) The provisions of this Section 35-31 shall apply in the following areas:~~

~~(1) those portions of #blocks# bounded by a line 82 feet west of Franklin Street, a line 100 feet north of Freeman Street, a line 100 feet west of Franklin Street, Freeman Street, Franklin Street, and Eagle Street, and~~

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

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

* * *

**62-341
Developments on land and platforms**

All #developments# on portions of a #zoning lot# landward of the #shoreline# or on #platforms# shall be subject to the height and setback provisions of this Section. However, when the seaward view from all points along the shoreline of a #zoning lot# is entirely obstructed by existing elevated roads, bridges or similar structures which are less than 50 feet above mean high water and within 200 feet of the #shoreline#, #developments# shall be exempt from the requirements of this Section. Height and setback regulations for #developments# on #piers# and #floating structures# are set forth in Sections 62-342 and 62-343.

(a) For the purposes of applying the height and setback regulations of this Section, the following provisions shall apply:

(1) #Street lines#

For the purposes of paragraphs (c) and (d) of this Section and of paragraph (h) of Section 62-354, a #shore public walkway#, #visual corridor#, #upland connection# or #supplemental public access area# shall be considered a #street# and its boundary shall be treated as a #street line#. Any #visual corridor# or #upland connection# that measures at least 75 feet in width, or any #shore public walkway# or #supplemental public access area#, shall be considered a #wide street#. Any other #visual corridor# or #upland connection# shall be considered a #narrow street#.

**62-352
Inclusionary Housing**

* * *

(b) Floor area increase

(1) For #zoning lots# located in R8 Districts, or located partially in R8 Districts and partially in R6 Districts, the maximum permitted #floor area ratio# on such #zoning lots# may be increased in R6 Districts from 2.43 to 2.75, and in R8 Districts from 4.88 to 6.5, provided that:

(i) at least 20% of the total #residential floor area# on the #zoning lot# is occupied by lower income households#, or

(ii) at least 10% of the total #residential floor area# on the #zoning lot# is occupied by #lower income households# and at least 15% of the total #residential floor area# on the #zoning lot# is occupied by #moderate income households#.

- (2) For #zoning lots# located entirely within R6 Districts, the maximum permitted #floor area ratio# may be increased from 2.43 to 2.75 provided that:
- (i) at least 7.5% of the total #residential floor area# on the #zoning lot# is occupied by #lower income households#, or
 - (ii) at least 5% of the total #residential floor area# on the #zoning lot# is occupied by #lower income households# and at least 5% of the total #residential floor area# on the #zoning lot# is occupied by #moderate income households#.

Where #lower# or #moderate income housing# is provided on a #zoning lot# other than the #zoning lot# occupied by the compensated #development#, the percentage of #residential floor area# required to be occupied by such households pursuant to this Section shall be determined as a percentage of the #residential floor area# on the #zoning lot# of such compensated #development#, inclusive of #floor area# bonused pursuant to this Section.

For the purposes of determining the amount of #lower income housing# required to increase the maximum permitted #floor area# pursuant to this paragraph (b), community facility #floor area# used as a philanthropic or not-for-profit institution with sleeping accommodations shall be considered #residential floor area#.

Any #zoning lot# located entirely within an R6 District that, in conjunction with a #zoning lot# located partially or entirely within an R8 District, utilizes a distribution of #floor area#, #lot coverage# or #residential# density without regard to #zoning lot lines# or district boundaries pursuant to Section 62-353 (Special floor area, lot coverage and residential density distribution regulations), shall comply with the provisions of paragraph (b)(1) of this Section.

* * *

- (d) Permits and certificate of occupancy

The requirements of paragraph (f) of Section 23-94 shall not apply. In lieu thereof, the provisions of this paragraph (d) shall apply.

No building permit for any portion of the #compensated development# that utilizes #floor area# bonused pursuant to paragraph (b) of this Section, or is located on any #story# that utilizes the increased height for #developments# that provide Inclusionary Housing as set forth in paragraph (b)(2) of Section 62-354 (Special Height and Setback Regulations) shall be issued until the Commissioner of Housing Preservation and Development certifies that an acceptable #lower income housing plan# has been filed and approved.

No temporary certificate of occupancy shall be issued for any portion of the #compensated development# that utilizes #floor area# bonused pursuant to paragraph (b) of this Section, or is located on any #story# that utilizes the increased height for #developments# that provide Inclusionary Housing as set forth in paragraph (b)(2) of Section 62-354 (Special Height and Setback Regulations), until a temporary certificate of occupancy for each unit of #lower income housing# that is the subject of the #lower income housing plan# accepted by the Commissioner of Housing Preservation and Development has been issued or, if the building has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the lower income housing. No permanent certificate of occupancy shall be issued for any portion of the #compensated development# that utilizes #floor area# bonused pursuant to paragraph (b) of this Section, or is located on any #story# which utilizes the increased height for #developments# that provide Inclusionary Housing as set forth in paragraph (b)(2) of Section 62-354 (Special Height and Setback Regulations), until a permanent certificate of occupancy for each unit of #lower income housing# that is the subject of the #lower income housing plan# accepted by the Commissioner of Housing Preservation and Development has been issued or, if the building has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the lower income housing.

* * *

**62-354
Special Height and Setback Regulations**

* * *

- (e) Paragraph (c)(6) shall not apply. In lieu thereof, the outermost walls of each #story# located entirely above a height of 85 feet shall be inscribed within a rectangle. The maximum length of any side of such rectangle that is parallel or within 45 degrees of being parallel to Kent Avenue, West Street or Commercial Street, whichever is closest, shall not exceed 110 feet. The maximum length of any other side of such rectangle shall not exceed 170 feet, except that for #buildings# where at least 20 percent of the total #floor area# is comprised of #lower income housing# pursuant to Section 62-352, such maximum length of 170 feet shall apply above a height of 100 feet.

* * *

**62-831
Waterfront Access Plan BK-1:
Greenpoint-Williamsburg**

* * *

- Parcel 11: Block 2543, Lot 1
- Parcel 12a: Block 2556, Lot 41
- Parcel 12b: Block 2556, Lots 45 and 46
- Parcel 12c: Block 2556, Lots 55, 57 and 58
- Parcel 12d: Block 2556, Lot 54
- Parcel 12e: Block 2556, Lot 53
- Parcel 12f: Block 2556, Lot 52
- Parcel 12g: Block 2556, Lot 51
- Parcel 12h: Block 2556, Lot 50
- Parcel 12i: Block 2556, Lot 49
- Parcel 12j: Block 2556, Lot 48
- Parcel 13: Block 2556 Lot 1, Block 2564 Lot 1, Block 2567 Lot 1 and Block 2570, Lot 36

* * *

(e) Special public access provisions by parcel

* * *

- (5) Parcel 5c

* * *

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided on Parcel 5c.

A #supplemental public access area# shall be bounded by the southern boundary of the required Green Street #upland connection#, the #shore public walkway#, the southern boundary of Parcel 5c and the northern prolongation of the eastern boundary of the #shore public walkway# required in Parcel 7. The requirements for a waterfront plaza described in paragraph (b)(3) of this Section shall apply.

The remaining required #supplemental public access area# shall be provided either on the #pier# or distributed evenly as a widening of the pedestrian circulation zone of the #shore public walkway# located between the Eagle Street and Green Street #upland connections#. If any #supplemental public access area# is located on the #pier#, ~~the planting requirements for Waterfront Plaza shall apply, except that one shade tree shall be required for each 1,000 square feet of~~

#supplemental public access area#, but in no event shall more than four shade trees be required. A shading element may be substituted for the required shade trees ~~may be substituted by a shading element~~ at a rate of 450 sq. ft. of shade element per tree.

* * *

(13) Parcel 25

* * *

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided.

One #supplemental public access area# shall be provided along the prolongation of the southern #street line# of North 7th Street and the #shore public walkway#. Such public access area shall be a minimum of 3,000 square feet in area and shall have a minimum depth of 90 feet ~~from the southern #street line# of North 7th Street~~ measured from the #shore public walkway#. The entire #supplemental public access area#, excluding the required buffer, shall be developed as clear circulation path.

A minimum of one linear foot of seating shall be required for every 40 square feet of pedestrian circulation zone and shall be located in the required buffer zone. Four trees shall be required, at least two of which are shade trees. Small or ornamental trees located within the buffer zone shall not be counted toward the minimum requirements.

The remaining required #supplemental public access area# shall be located either on the #pier# or abut the #shore public walkway# continuously along its longest side, and shall also abut the required #upland connection# where it meets the #shore public walkway#. At least 70 percent of the required #supplemental public access# shall have a width to depth ratio of 2:1. The requirements for a waterfront plaza described in paragraph (b)(3) of this Section shall apply. If any #supplemental public access area# is located on the #pier#, ~~the planting requirements for Waterfront Plaza shall apply, except that one shade tree shall be required for each 1,000 square feet of #supplemental public access area#, but in no event shall more than four shade trees be required. A shading element may be substituted for the required shade trees may~~

~~be substituted by a shading element~~ at a rate of 450 sq. ft. of shade element per tree.

* * *

(14) Parcel 26

* * *

(ii) #Upland connections#

An #upland connection# shall be provided between Kent Avenue and the #shore public walkway# located within the prolongation of the #street lines# of North 4th Street. However, if the #upland connection# is provided within a private drive pursuant to Section 62-622, then a portion of the southern pedestrian circulation zone beyond 15 feet from Kent Avenue may be located up to 15 feet outside the prolongation of the #street lines# of North 4th Street, provided that this pedestrian circulation zone is not located entirely outside the prolongation of the #street lines# of North 4th Street at any point within 80 feet of Kent Avenue.

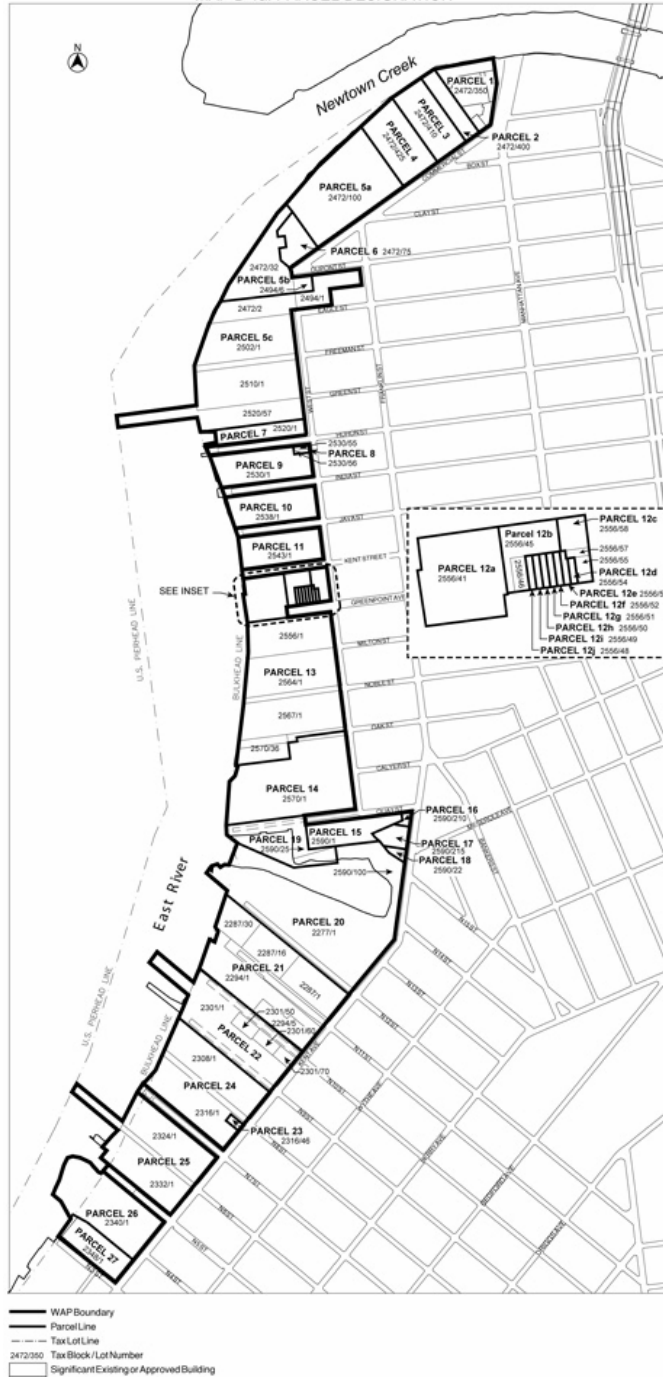
* * *

(g) Greenpoint-Williamsburg Waterfront Access Plan Maps

MAP B-1a: PARCEL DESIGNATION



MAP B-1a: PARCEL DESIGNATION



[MAP B-1b: PUBLIC ACCESS ELEMENTS]



MAP B-1b: PUBLIC ACCESS ELEMENTS



MAP B-1c: DESIGNATED VISUAL CORRIDORS



MAP B-1c: DESIGNATED VISUAL CORRIDORS



* * *

123-64**Maximum Floor Area Ratio and Lot Coverage Requirements for Mixed Use Buildings**

(a) Maximum #floor area ratio#

(1) Manufacturing or commercial portions

The maximum #floor area ratio# permitted for the #manufacturing# or #commercial# portion of a #mixed use building# in #Special Mixed Use Districts# shall be the applicable maximum #floor area ratio# permitted for #manufacturing# or #commercial buildings# under the provisions of Section 43-12, in accordance with the designated M1 District.

(2) Community facility portion

The maximum #floor area ratio# permitted for the #community facility# portion of a #mixed use building# in #Special Mixed Use Districts# shall be the applicable maximum #floor area ratio# permitted for #community facility buildings# in #Residence Districts# under the provisions of Section 24-11, in accordance with the designated #Residence District#.

(3) #Residential# portion

Where the #Residence District# designation is an R3, R4 or R5 District, the maximum #floor area ratio# permitted for the #residential# portion of a #mixed use building# in #Special Mixed Use Districts# shall be the applicable maximum #floor area ratio# permitted for #residential buildings# under the provisions of Sections 23-14 and 23-141, in accordance with the designated #Residence District#.

Where the #Residence District# designation is an R6, R7, R8, R9 or R10 District, the maximum #floor area ratio# permitted for the #residential# portion of a #mixed use building# in #Special Mixed Use Districts# shall be the applicable maximum #floor area ratio# permitted for #residential buildings# under the provisions of Section 123-63, in accordance with the designated #Residence District#.

(4) Maximum #floor area# in #mixed use buildings#

The maximum total #floor area# in a #mixed use building# in #Special Mixed Use Districts# shall be the maximum #floor area# permitted for either the #commercial#, #manufacturing#, #community facility# or #residential# portion of such #building#, as set forth in this Section, whichever permits the greatest amount of #floor area#.

However, in the designated areas set forth in Section 23-922 (Community District 1, Borough of Brooklyn), ~~the following rules shall apply:~~

- ~~(i) The provisions of paragraph (a)(4) of this Section 23-64 shall apply in the following areas:~~
 - ~~(1) those portions of #blocks# bounded by a line 82 feet west of Franklin Street, a line 100 feet north of Freeman Street, a line 100 feet west of Franklin Street, Freeman Street, Franklin Street, and Eagle Street, and~~
 - ~~(2) those #blocks# and portions of #blocks# bounded by Berry Street, North 5th Street, a line 100 feet southeasterly of Havemeyer Street, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Union Avenue, Richardson Street, Leonard Street, Bayard Street, Graham Avenue, Driggs Avenue, North 12th Street, a line midway between Bedford Avenue and Berry Street, and North 10th Street.~~
- ~~(ii) In the designated areas set forth in Section 23-922 (Community District 1, Borough of Brooklyn), except as set forth in paragraph (i) above and except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply.~~

* * *

(On December 19, 2005, Cal. No. 27, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

MIDWOOD REZONING

CD 14

C 060130 ZMK

PUBLIC HEARING

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 22c, 22d, 23a, 23b:**

1. **eliminating from an existing R6 District a C2-3 District bounded by:**
 - a. East 12th Street, Locust Avenue, East 13th Street and a line 100 feet southerly of Locust Avenue;
 - b. East 18th Street, a line 150 feet northerly of Avenue M, a line midway between Ocean Avenue and East 21st Street, and a line 100 feet northerly of Avenue M; and
 - c. East 14th Street, a line 100 feet southerly of Elm Avenue, East 16th Street, a line 100 feet southerly of Avenue M, a line midway between Ocean Avenue and East 21st Street, a line 150 feet southerly of Avenue M, East 17th Street, Cedar Street, East 16th Street, and a line 150 feet southerly of Elm Avenue;

2. **changing from an R6 District to an R2 District property bounded by:**
 - a. a line midway between Bedford Avenue and East 26th Street, a line 100 feet northerly of Avenue O, East 26th Street, Avenue O; and
 - b. a line 100 feet northwesterly of Kings Highway, East 27th Street, and a line 100 feet northerly of Avenue O and its easterly prolongation;

3. **changing from an R6 District to an R4-1 District property bounded by:**
 - a. a line midway between Coney Island Avenue and East 12th Street, Elm Avenue, East 14th Street, a line 100 feet southerly of Elm Avenue, a line midway between East 15th Street and East 16th Street, and a line 100 feet northerly of Avenue N;

- b. Cedar Street, a line midway between East 16th Street and East 17th Street, a line 100 feet northerly of Avenue N, East 17th Street, Avenue N, East 18th Street, a line 100 feet southerly of Avenue N, Ocean Avenue, Avenue O, a line midway between East 16th Street and East 17th Street, Avenue N, and East 16th Street;
 - c. a line 300 feet southerly of Avenue M, a line midway between East 18th Street and East 19th Street, a line 200 feet southerly of Avenue M, Bay Avenue, a line midway between East 19th Street and Ocean Avenue, a line 100 feet northerly of Avenue N, and a line midway between East 17th Street and East 18th Street;
 - d. East 13th Street, a line 100 feet southerly of Avenue N, a line midway between East 15th Street and East 16th Street, a line 300 feet northerly of Avenue O, East 15th Street, a line 100 feet northerly of Avenue P, a line midway between Coney Island Avenue and East 12th Street, Avenue O, East 12th Street, and a line 425 feet southerly of Avenue N;
 - e. East 16th Street, a line 100 feet southerly of Avenue O, a line midway between East 18th Street and East 19th Street, and Avenue P; and
 - f. a line 200 feet southerly of Avenue O, East 23rd Street, Avenue O East 24th Street, a line 100 feet northwesterly of Kings Highway, East 23rd Street, a line 100 feet northerly of Kings Highway, a line 100 feet northerly of Avenue P, and a line midway between East 21st Street and Ocean Avenue;
- 4. changing from a C4-3 District to an R5 District property bounded by:**
- a. a line 150 feet northerly of Avenue J, a line midway between East 15th Street and East 16th Street, a line 100 feet northerly of Avenue J, and Coney Island Avenue; and
 - b. a line 100 feet southerly of Avenue J, a line midway between East 15th Street and East 16th Street, a line 150 feet southerly of Avenue J, and Coney Island Avenue;
- 5. changing from an R6 District to an R5B District property bounded by:**
- a. East 12th Street, Locust Avenue, East 13th Street, and a line 100 feet southerly of Locust Avenue;

- b. Avenue L, East 17th Street, a line 100 feet northerly of Avenue L, East 18th Street, a line 300 feet southerly of Avenue L, East 17th Street, Chestnut Avenue, and the centerline of the New York City Transit Authority Rail Road Right-of-Way and its southerly prolongation;
 - c. Avenue L, a line midway between Ocean Avenue and East 21st Street, Avenue M, Ocean Avenue, a line 150 feet northerly of Avenue M, and a line midway between East 19th Street and Ocean Avenue;
 - d. a line 100 feet southerly of Elm Avenue, East 16th Street, Avenue N, a line midway between East 16th Street and East 17th Street, Avenue O, a line midway between East 19th Street and Ocean Avenue, a line 100 feet southerly of Avenue O, East 16th Street, Avenue P, a line midway between Coney Island Avenue and East 12th Street, a line 100 feet northerly of Avenue P, East 15th Street, a line 300 feet northerly of Avenue O, a line midway between East 15th Street and East 16th Street, a line 100 feet southerly of Avenue N, East 13th Street, a line 425 feet southerly of Avenue N, East 12th Street, Avenue O, a line midway between Coney Island Avenue and East 12th Street, a line 100 feet northerly of Avenue N, and a line midway between East 15th Street and East 16th Street; and
 - e. Cedar Street, East 17th Street, a line 300 feet southerly of Avenue M, a line midway between East 17th Street and East 18th Street, a line 100 feet northerly of Avenue N, and a line midway between East 16th Street and East 17th Street;
6. **changing from an R6 District to an R7A District property bounded by:**
- a. a line 100 feet northerly of Avenue K, a line midway between East 15th Street and East 16th Street, a line 100 feet southerly of Avenue K, and a line midway between Coney Island Avenue and East 12th Street;
 - b. Avenue H, a line midway between Ocean Avenue and East 21st Street and its northerly prolongation, Avenue L, a line midway between East 19th Street and Ocean Avenue, a line 150 feet northerly of Avenue M, Ocean Avenue, Avenue M, a line midway between Ocean Avenue and East 21st Street, a line 100 feet northerly of Avenue P, a line 100 feet northerly of Kings Highway, East 23rd Street, a line 100 feet northwesterly of Kings Highway, East 24th Street, Avenue O, East 26th Street, a line 100 feet northerly of Avenue O and its

easterly prolongation, East 27th Street, a line 100 feet northwesterly of Kings Highway, East 29th Street, Kings Highway, Avenue P, a line midway between East 18th Street and East 19th Street, a line 100 feet southerly of Avenue O, a line midway between East 19th Street and Ocean Avenue, Avenue O, Ocean Avenue, a line 100 feet southerly of Avenue N, East 18th Street, Avenue N, East 17th Street, a line 100 feet northerly of Avenue N, a line midway between East 19th Street and Ocean Avenue, Bay Avenue, a line 200 feet southerly of Avenue M, a line midway between East 18th Street and East 19th Street, a line 300 feet southerly of Avenue M, East 17th Street, Cedar Street, East 16th Street, a line 100 feet southerly of Elm Avenue, East 14th Street, Elm Avenue, a line midway between Coney Island Avenue and East 12th Street, Locust Avenue, East 12th Street, a line 100 feet southerly of Locust Avenue, East 13th Street, Avenue M, East 14th Street, Locust Avenue, the southerly prolongation of the centerline of the New York City Transit Authority Rail Road Right-of-Way, Chestnut Avenue, East 17th Street, a line 300 feet southerly of Avenue L, East 18th Street, a line 100 feet northerly of Avenue L, and a line midway between East 19th Street and Ocean Avenue;

- c. Elm Avenue, a line midway between Coney Island Avenue and East 12th Street, Avenue N, and Coney Island Avenue; and
- d. a line 100 feet southerly of Avenue O, a line midway between Coney Island Avenue and East 12th Street, a line 400 feet northerly of Avenue P, and Coney Island Avenue;

7. changing from a C8-2 District to an R7A District property bounded by:

- a. a line 100 feet northerly of Locust Avenue, a line midway between Coney Island Avenue and East 12th Street, Elm Avenue, and Coney Island Avenue;
- b. Avenue N, a line midway between Coney Island Avenue and East 12th Street, a line 100 feet southerly of Avenue O, and Coney Island Avenue; and
- c. a line 400 feet northerly of Avenue P, a line midway between Coney Island Avenue and East 12th Street, Avenue P, and Coney Island Avenue;

8. **changing from a C4-3 District to a C4-4A District property bounded by** a line 100 feet northerly of Avenue J, a line midway between East 15th Street and East 16th Street, a line 100 feet southerly of Avenue J, and Coney Island Avenue; and
9. **establishing within a proposed R7A District a C2-3 District bounded by:**
 - a. a line 100 feet northerly of Locust Avenue, a line midway between Coney Island Avenue and East 12th Street, Elm Avenue, and Coney Island Avenue;
 - b. Avenue N, a line midway between Coney Island Avenue and East 12th Street, a line 100 feet southerly of Avenue O, and Coney Island Avenue; and
 - c. a line 400 feet northerly of Avenue P, a line midway between Coney Island Avenue and East 12th Street, Avenue P, and Coney Island Avenue;

as shown on a diagram (for illustrative purposes only) dated October 17, 2005, and subject to the conditions of CEQR Declaration E-159.

(On December 19, 2005, Cal. No. 25, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 28

SALEM HOUSE

CD 10

C 060140 HAM

PUBLIC HEARING:

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

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

- a) the designation of property located at 2183-2193 Adam Clayton Powell Boulevard (Block 1914; Lots 2-4, 63, 64, and 163); as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2.) pursuant to Section 197-c of the New York City Charter for the disposition of such lots to a developer to be selected by HPD.

to facilitate the development of a 7-story mixed-use building, tentatively known as Salem House, with approximately 48 residential units under the Department of Housing Preservation and Development's Mixed Income Rental Program.

(On December 19, 2005, Cal. No. 29, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 29

IAC HQ GARAGE

CD 4

C 050388 ZSM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by Georgetown 19th Street Development LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 13-561 of the Zoning Resolution **to allow an attended accessory parking garage with a maximum capacity of 94 spaces on portions of the first floor and cellar of a proposed 9-story commercial building on property located at 527-537 West 18th Street** (Block 690, Lots 12 and 54), in C6-2 and C6-3 Districts, within the Special West Chelsea District (Subareas D & E).

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

(On December 7, 2005, Cal. No. 2, the Commission scheduled December 21, 2005 for a public hearing. On December 21, 2005, Cal. No.32, the hearing was continued.)

Close the hearing.

No. 30

27 WEST 19TH STREET

CD 5

C 060111 ZSM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by 27 West 19th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-712 of the Zoning Resolution **to modify the height and setback requirements of Section 23-692, the rear yard requirements of Section 23-47, the rear setback requirements for tall buildings of Section 23-663, and the minimum distance between legally required windows and lot lines requirements of Section 23-86 to facilitate the development of a 15-story residential building on property located at 27 West 19th Street** (Block 821, Lot 24) in a C6-4A District within the Ladies' Mile Historic District.

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

(On December 7, 2005, Cal. No. 3, the Commission scheduled December 21, 2005 for a public hearing. On December 21, 2005, Cal. No.33 the hearing was continued.)

Close the hearing.

No. 31

PHYSICAL CULTURE/CI-8X TEXT AMENDMENT

CD 8, 11

N 050348 ZRM

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by Barbizon Hotel Associates, L.P. 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 III, Chapter 2 and Article VII

Chapter 3, concerning Sections 32-31 (By the Board of Standards and Appeals) and 73-36 (Physical Culture or Health Establishments) to allow Physical Culture or Health Establishments by BSA special permit in C1-8X districts.

Matter underlined is new, to be added;
Matter *italicized* is defined in Section 12-10;
Matter in ~~strikeout~~ is text to be deleted;
*** indicates where unchanged text appears in the Zoning Resolution

Article III: Commercial District Regulations
Chapter 2: Use Regulations

* * *

32-30 (12/15/61)

USES PERMITTED BY SPECIAL PERMIT

32-31 (xx/xx/05)

By The Board of Standards and Appeals

* * *

C1-8X C1-9 C2 C4 C5 C6 C8

Physical culture or health establishments, including gymnasiums

(not permitted under Use Group 9), massage establishments [PRC-B]

* * *

Article VII: Administration
Chapter 3: Special Permits by the Board of Standards and Appeals

* * *

73-36 (xx/xx/05)

Physical Culture or Health Establishments

(a) In C1-8X, C1-9, C2, C4, C5, C6, C8, M1, M2 or M3 Districts, and in certain special districts as specified in the provisions of such special district, the Board

of Standards and Appeals may permit *physical culture or health establishments* as defined in Section 12-10, including gymnasiums (not permitted under Use Group 9), massage establishments other than *adult physical culture establishments*, for a term not to exceed ten years, provided the following findings are made:

* * *

The Board may prescribe appropriate conditions and safeguards including location of signs and limitations on the manner and/or hours of operation in order to minimize adverse effects on the character of the surrounding community.

(On December 7, 2005, Cal. No. 4, the Commission scheduled December 21, 2005 for a public hearing. On December 21, 2005, Cal. No.34, the hearing was continued.)

Close the hearing.

BOROUGH OF QUEENS

No. 32

HANAC ASTORIA SENIOR RESIDENCE

CD 1

C 060168 HAQ

PUBLIC HEARING:

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

- 1.) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a.) the designation of property located at 25-03 29th Street (Block 839, Lot 1) as an Urban Development Action Area; and
 - b.) an Urban Development Action Area Project for such area;
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a 15-story mixed-use building, tentatively known as HANAC Astoria Senior Residence, with approximately 184 residential units for seniors, a senior citizens center and retail space.

(On December 19, 2005, Cal. No. 21, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

QUEENS 14 SANITATION GARAGE

CD 14

C 040439 PQQ

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 72-11 Amstell Boulevard (Block 16077, Lot 1), Queens, for continued use as a garage.

(On December 7, 2005, Cal. No. 5, the Commission scheduled December 21, 2005 for a public hearing. On December 21, 2005, Cal. No. 35, the hearing was continued.)

Close the hearing.

No. 34

MIDDLE VILLAGE AND GLENDALE REZONING

CD 5

C 060153 ZMQ

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 13c, 13d and 14b:**

1. **eliminating from within an existing R4 District a C1-2 District bounded by 64th Road, Dry Harbor Road, and 80th Street;**

2. **eliminating from within an existing R4 District a C2-2 District bounded by** Juniper Boulevard South, 69th Place and 69th Street;
3. **eliminating from within an existing R5 District a C1-2 District bounded by:**
 - a. a line 150 feet northerly of Metropolitan Avenue, 74th Street, 66th Drive, a line 100 feet northerly of Metropolitan Avenue, 78th Street, a line 150 feet northerly of Metropolitan Avenue, 79th Place, Metropolitan Avenue, 78th Street, a line midway between Metropolitan Avenue and 67th Road, 73rd Place, a line 100 feet southerly of Metropolitan Avenue, the easterly boundary line of Lutheran Cemetery and its northerly prolongation, Metropolitan Avenue, and 73rd Place;
 - b. 67th Drive, a line 150 feet easterly of 75th Street, 68th Avenue, and a line 150 feet westerly of 75th Street;
 - c. a line 150 feet northerly of Myrtle Avenue, 70th Street, a line 150 feet southeasterly of Cooper Avenue, and 69th Place;
 - d. a line 150 feet northerly of Myrtle Avenue, 82nd Street, Myrtle Avenue, and 74th Street; and
 - e. a line 150 feet northerly of Myrtle Avenue, 81st Road, Myrtle Avenue, and 81st Avenue,
4. **eliminating from within an existing R5 District a C2-2 District bounded by:**
 - a. a line 150 feet northerly of Metropolitan Avenue, 70th Street, Metropolitan Avenue, and 69th Street;
 - b. Juniper Valley Road, 80th Street, 67th Road, a line 100 feet westerly of 80th Street, a line midway between Metropolitan Avenue and 67th Road, 78th Street, Metropolitan Avenue, 79th Place, a line 150 feet northerly of Metropolitan Avenue, and a line 100 feet westerly of 80th Street;
 - c. 69th Avenue, 80th Street, Cooper Avenue, 69th Drive, 78th Street, a line 100 feet northerly of 69th Drive, a line 100 feet northwesterly of Cooper Avenue, 69th Road, and a line 150 feet westerly of 80th Street;
 - d. a line 150 feet northerly of Myrtle Avenue, 71st Street, Cooper Avenue, a line midway between 71st Place and 72nd Street,

Myrtle Avenue, 72nd Street, a line 150 feet southerly of Myrtle Avenue, and 70th Street; and

- e. 83rd Avenue, Woodhaven Boulevard, a line midway between 83rd Avenue and Myrtle Avenue, 98th Street, Myrtle Avenue, Woodhaven Boulevard, a northwesterly boundary line of Forest Park, 89th Street, a line 150 feet southerly of Myrtle Avenue, 88th Lane, Myrtle Avenue, and a line 100 feet westerly of Woodhaven Boulevard;
5. **changing from an R4 District to an R3X District property bounded by** 74th Street, a line 300 feet northwesterly of Penelope Avenue, a line midway between 74th Street and 75th Street, a line 100 feet northwesterly of Penelope Avenue, 75th Street, Penelope Avenue, 75th Place, the westerly centerline prolongation of Furmanville Avenue, a line 100 feet westerly of 75th Place, a line 100 feet southeasterly of Penelope Avenue, a line midway between 74th Street and 75th Street, a line 250 feet southeasterly of Penelope Avenue, a line midway between 73rd Place and 74th Street, a line 100 feet southeasterly of Penelope Avenue, 73rd Place, and a line 100 feet easterly of Pleasantview Street;
6. **changing from an R4 District to an R4A District property bounded by:**
- a. Furmanville Avenue, a line 100 feet westerly of 77th Street, a line midway between 65th Drive and Juniper Valley Road, and 75th Place; and
 - b. a line 165 feet northerly of Juniper Valley Road, 79th Street, a line 300 feet northerly of Juniper Valley Road, a line midway between 79th Street and 79th Place, Juniper Valley Road, and 78th Street;
7. **changing from a R5 District to an R4A District property bounded by:**
- a. Juniper Valley Road, a line midway between 79th Street and 79th Place, the easterly centerline prolongation of 66th Drive, and 78th Street;
 - b. a line 300 feet southeasterly of Central Avenue, a line midway between 69th Place and 70th Street, a line 210 feet southeasterly of Central Avenue, 70th Street, a line 100 feet southeasterly of Central Avenue, 71st Street, a line 160 feet southeasterly of Central Avenue, a line midway between 71st Street and 71st Place, a line 100 feet northwesterly of Cooper Avenue, 71st Street, a line 150 feet northerly of Myrtle

Avenue, 70th Street, a line 100 feet northerly of Myrtle Avenue, and 69th Place; and

- c. a line 100 feet northwesterly of 78th Avenue, a line 100 northeasterly of 88th Street, 78th Avenue and its northeasterly centerline prolongation, a southerly boundary line of the Long Island Rail Road (Rockaway Beach Division) right-of way, a line 100 feet northeasterly of Woodhaven Boulevard, Union Turnpike, a southwesterly boundary line of the Long Island Rail Road (Rockaway Beach Division) right-of way, 82nd Avenue, Trotting Course Lane, Margaret Place, a line 225 feet southeasterly of 81st Road, Woodhaven Boulevard, a line midway between Union Turnpike and 81st Avenue, and 88th Street ;

8. changing from an R4 District to an R4B District property bounded by ;

- a. Juniper Boulevard South, Dry Harbor Road, 80th Street, a line 130 feet northerly of Furmanville Avenue, a line 80 feet northeasterly of 79th Street, Furmanville Avenue, a line midway between 79th Street and 79th Place, a line 300 feet northerly of Juniper Valley Road, 79th Street, a line 165 feet northerly of Juniper Valley Road, 78th Street, Juniper Valley Road, 75th Place, a line midway between 65th Drive and Juniper Valley Road, a line 100 feet westerly of 77th Street, Furmanville Avenue, 75th Place, Penelope Avenue, 75th Street, a line 100 feet northwesterly of Penelope Avenue, a line midway between 74th Street and 75th Street, a line 300 feet northwesterly of Penelope Avenue, 74th Street, a line 100 feet easterly of Pleasantview Street, Penelope Avenue, 71st Street, Juniper Valley Road, and 69th Street; and
- b. a line 100 feet southeasterly of Penelope Avenue and its southwesterly prolongation, a line midway between 73rd Place and 74th Street, a line 250 feet southeasterly of Penelope Avenue, a line midway between 74th Street and 75th Street, a line 100 feet southeasterly of Penelope Avenue, a line 100 feet westerly of 75th Place, the westerly centerline prolongation of Furmanville Avenue, 75th Place, Juniper Valley Road, a line 100 feet easterly of Pleasantview Street, and 73rd Place;

9. changing from an R5 District to an R4B District property bounded by:

- a. Juniper Valley Road, 71st Street, 66th Road, and 70th Street;

- b. Juniper Valley Road, 78th Street, a line 120 feet southerly of Juniper Valley Road, 77th Street, the northeasterly prolongation of a line 350 feet northwesterly of 66th Drive, Gray Street, a line 500 feet northwesterly of 66th Drive, and 74th Street;
 - c. a southerly boundary line of the Long island Rail Road (Montauk Division) right-of-way, 88th Street, 77th Avenue, a line 100 feet easterly of 87th Street, 78th Avenue, a line 100 feet westerly of 82nd Street, a line 100 feet southerly of 77th Avenue, 81st Street, 77th Avenue, and 80th Street; and
 - d. 78th Avenue, 78th Street, Myrtle Avenue, and 74th Street;
- 10. changing from an R4 District to an R4-1 District property bounded by:**
- a. Penelope Avenue, a line 100 feet easterly of Pleasantview Street, Juniper Valley Road, and 71st Street; and
 - b. a line 130 feet northerly of Furmanville Avenue, 80th Street, Juniper Valley Road, a line midway between 79th Street and 79th Place, Furmanville Avenue, and a line 80 feet northeasterly of 79th Street;
- 11. changing from an R5 District to an R4-1 District property bounded by:**
- a. Juniper Valley Road, 70th Street, 66th Road, 71st Street, Juniper Valley Road, 74th Street, a line 500 feet northwesterly of 66th Drive, Gray Street, the northeasterly prolongation of a line 350 feet northwesterly of 66th Drive, 77th Street, a line 100 feet southerly of Juniper Valley Road, 78th Street, 66th Drive and its southwesterly centerline prolongation, 73rd Place, a line 100 feet southerly of 66th Drive, 71st Street, a line 100 feet northerly of Metropolitan Avenue, 70th Street, a line 225 feet northerly of Metropolitan Avenue, and a line 180 feet northeasterly of 69th Street;
 - b. Juniper Valley Road, 79th Place, a line 200 feet southerly of Juniper valley Road, a line 100 feet easterly of 79th Place, the easterly centerline prolongation of 66th Drive, and a line midway between 79th Street and 79th Place;
 - c. 67th Road, 78th Street, a line midway between Metropolitan Avenue and 67th Road, 80th Street, 68th Avenue, 79th Street, 67th Drive, 78th Street, a line midway between 67th Drive and 67th Road, 75th Street, a line 100 feet southerly of 68th

Avenue, a line midway between 75th Street and 76th Street, 69th Road, 75th Street, a line 200 feet southeasterly of 69th Road, 74th Street, 70th Avenue, 73rd Place, the northeasterly boundary line of a Lutheran Cemetery and its easterly prolongation, 67th Drive and its westerly centerline prolongation, and a line 100 feet easterly of 73rd Place;

- d. Otto Road, 69th Place, and 70th Avenue;
 - e. 70th Avenue, Edsall Avenue, 73rd Place, Central Avenue, Edsall Avenue, 76th Street, 77th Avenue, 79th Street, 77th Avenue, 79th Place, 77th Avenue, 80th Street, 77th Avenue, 81st Street, a line 100 feet southerly of 77th Avenue, a line 100 feet westerly of 82nd Street, 78th Avenue, a line 100 feet easterly of 87th Street, 77th Avenue, 88th Street, a line midway between Union Turnpike and 81st Avenue, Woodhaven Boulevard, 83rd Avenue, a line 80 feet westerly of Woodhaven Boulevard, Myrtle Avenue, 89th Street, a northerly boundary line of Forest Park and its southwesterly prolongation, 88th Lane, 83rd Drive, 88th Place, Myrtle Avenue, a line midway between 83rd Street and 84th Street, a line 100 feet northerly of Myrtle Avenue, 78th Street, 78th Avenue, 74th Street, Myrtle Avenue, 73rd Place, a line 100 feet northerly of Myrtle Avenue, 71st Place, a line 100 feet northwesterly of Cooper Avenue, a line midway between 71st Street and 71st Place, a line 160 feet southeasterly of Central Avenue, 71st Street, a line 100 feet southeasterly of Central Avenue, 70th Street, a line 210 feet southeasterly of Central Avenue, a line midway between 69th Place and 70th Street, a line 300 feet southeasterly of Central Avenue, and 69th Place; and
 - f. a line 100 feet southeasterly of Cooper Avenue, a line 100 feet southerly of Myrtle Avenue, 72nd Street, Myrtle Avenue, the northerly boundary line of Mount Lebanon Cemetery and its northwesterly prolongation and Cypress Cemetery, 69th Place and its southeasterly centerline prolongation, a line perpendicular to the northeasterly street line of 69th Place distant 225 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 69th Place and the southeasterly street line of Cooper Avenue, and a line midway between 69th Place and 70th Street;
12. **changing from an M1-1 District to an R4-1 District property bounded by** a line 100 feet northwesterly of 70th Avenue, a line 100 feet northeasterly of 69th Place, 70th Avenue, and 69th Place;

13. **changing from an R5 District to an R5B District property bounded by** a line 100 feet northerly of Myrtle Avenue, a line midway between 83rd Street and 84th street, Myrtle Avenue, and 78th Street;
14. **changing from an R5 District to an R6B District property bounded by** a line 225 feet northerly of Metropolitan Avenue, 70th Street, a line 100 feet northerly of Metropolitan Avenue, 71st Street, a line 100 feet southerly of 66th Drive, a line 260 feet southwesterly of 73rd Place, Metropolitan Avenue, and 69th Street;
15. **establishing within an existing R5 District a C1-3 District bounded by:**
- a. 66th Drive and its southwesterly centerline prolongation, 75th Street, a line 100 feet northerly of Metropolitan Avenue, 79th Place, Metropolitan Avenue, 78th Street, a line midway between Metropolitan Avenue and 67th Road and its westerly prolongation, an easterly boundary line of Lutheran Cemetery and its northerly prolongation, and Metropolitan Avenue;
 - b. 67th Drive, a line 100 feet easterly of 75th Street, 68th Avenue, and 75th Street; and
 - c. a line 100 feet northerly of Myrtle Avenue, 70th Street, a line 100 feet southeasterly of Cooper Avenue, a line midway between 70th Street and 69th Place, a line perpendicular to the northeasterly street line of 69th Place distant 225 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of 69th Place and the southeasterly street line of Cooper Avenue, and 69th place;
16. **establishing within an existing R5 District a C2-3 District bounded by:**
- a. Juniper Valley Road, 80th Street, Metropolitan Avenue, 79th Place, a line 100 feet northerly of Metropolitan Avenue, and a line 100 feet easterly of 79th Place;
 - b. 69th Avenue, 80th Street, Cooper Avenue, 69th Drive, 79th Street, a line 100 feet northerly of 69th Drive, a line 100 feet northwesterly of Cooper Avenue, 69th Road, and a line 100 feet westerly of 80th Street;
 - c. a line 150 feet northerly of Myrtle Avenue, 71st Street, Cooper Avenue, 71st Place, a line 100 feet northerly of Myrtle Avenue, 72nd Street, a line 100 feet southerly of Myrtle

Avenue, a line 100 feet southeasterly of Cooper Avenue, and 70th Street; and

- d. 83rd Avenue, Woodhaven Boulevard, a line midway between 83rd Avenue and Myrtle Avenue, a line 100 feet easterly of Woodhaven Boulevard, Myrtle Avenue, Woodhaven Boulevard, a northerly boundary line of Forest Park and its northeasterly prolongation, 89th Street, Myrtle Avenue, and a line 80 feet westerly of Woodhaven Boulevard;
17. **establishing within a proposed R4B District a C1-3 District bounded by:**
- a. 64th Road, Dry Harbor Road, and 80th Street; and
 - b. a line 100 feet northerly of Myrtle Avenue, 78th Street, Myrtle Avenue, and 74th Street;
18. **establishing within a proposed R4-1 District a C1-3 District bounded by:**
- a. a line 100 feet northerly of Metropolitan Avenue, 74th Street, the southwesterly centerline prolongation of 66th Drive, Metropolitan Avenue, and 73rd Place;
 - b. 67th Drive, 75th Street, 68th Avenue, and a line 100 feet westerly of 75th Street; and
 - c. 81st Avenue, a line 100 feet northerly of Myrtle Avenue, 81st Road, and Myrtle Avenue;
19. **establishing within a proposed R5B District a C1-3 District bounded by** a line 100 feet northerly of Myrtle Avenue, 82nd Street, Myrtle Avenue, and 78th Street;
20. **establishing within a proposed R4B District a C2-3 District bounded by** Juniper Boulevard South, 69th Place, and 69th Street;
21. **establishing within a proposed R4-1 District a C2-3 District bounded by:**
- a. a line midway between Metropolitan Avenue and 67th Road, 80th Street, 67th Road, and a line 100 feet westerly of 80th Street;
 - b. Cooper Avenue, a line midway between 71st Place and 72nd Street, a line 100 feet northerly of Myrtle Avenue, and 71st Place; and

- c. Myrtle Avenue, 89th Street, a line 100 feet southerly of Myrtle Avenue, and 88th Lane; and
- 22. **establishing within a proposed R6B District a C2-3 District bounded by** a line 150 feet northerly of Metropolitan Avenue, 70th Street, Metropolitan Avenue, and 69th Street;

as shown on a diagram (for illustrative purposes only) dated September 26, 2005, and subject to the conditions of CEQR Declaration E-156.

(On December 7, 2005, Cal. No. 6, the Commission scheduled December 21, 2005 for a public hearing. On December 21, 2005, Cal. No. 36, the hearing was continued.)

Close the hearing.

BOROUGH OF THE BRONX

No. 35

RICHARD GREEN DAY CARE CENTER

CD 9

C 040527 PQX

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 450 Castle Hill Avenue (Block 3511, Lot 30), for continued use as a child care center.

(On December 7, 2005, Cal. No. 1, the Commission scheduled December 21, 2005 for a public hearing. On December 21, 2005, Cal. No. 31, the hearing was continued.)

Close the hearing.

No. 36***PELHAM BAY REZONING*****CD 10****C 060179 ZMX****PUBLIC HEARING:**

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

- 1. eliminating from an existing R7-1 District a C1-2 District bounded by:**
 - a.** a line 150 feet southeasterly of Westchester Avenue, a line 150 feet southeasterly of Buhre Avenue, a line midway between Hobart Avenue and Crosby Avenue, a line 150 feet northwesterly of Middletown Road, Hobart Avenue, Middletown Road, a line 150 feet westerly of Crosby Avenue, Daniel Street, and a line 100 feet southwesterly of Crosby Avenue; and
 - b.** Lee Street, Westchester Avenue, Mulford Avenue, Middletown Road, and Hutchinson River Parkway East;

- 2. eliminating from an existing R6 District a C2-2 District bounded by:**
 - a.** Wilkinson Avenue, a line 100 feet easterly of Westchester Avenue and its northerly prolongation, Sands Place, Westchester Avenue, St. Theresa Avenue, a line 100 feet westerly of Westchester Avenue, and a line 100 feet easterly of Hobart Avenue; and
 - b.** Westchester Avenue, Mahan Avenue, a line 150 feet northwesterly of Buhre Avenue, the northwesterly centerline prolongation of Jarvis Avenue, and Buhre Avenue;

- 3. eliminating from an existing R7-1 District a C2-2 District bounded by:**
 - a.** a line 150 feet northwesterly of Westchester Avenue and its northeasterly and southwesterly prolongation, Burr Avenue, Westchester Avenue, Wilkinson Avenue, and a line 100 feet easterly of Hobart Avenue; and
 - b.** a line 150 feet northerly of Buhre Avenue, Edison Avenue, a line 150 feet northwesterly of Westchester Avenue, Hobart Avenue, Westchester Avenue, Buhre Avenue, Jarvis Avenue, a line 100 feet southeasterly of Buhre Avenue, a line midway between Hobart Avenue and Crosby Avenue, a line 150 feet southeasterly of Buhre Avenue, a

line 150 feet southeasterly of Westchester Avenue, Roberts Avenue, Westchester Avenue, Buhre Avenue, and Pilgrim Avenue;

- 4. changing from an R5 District to an R5A District property bounded by:**
- a.** East 197th Street, a line perpendicular to the northerly street line of East 197th Street distant 300 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 197th Street and the southwesterly street line of Continental Avenue, a line 100 feet northerly of East 197th Street, a line perpendicular to the northerly street line of East 197th Street distant 175 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 197th Street and the southwesterly street line of Continental Avenue, East 197th Street, Continental Avenue, a line perpendicular to the northeasterly street line of Continental Avenue distant 220 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Continental Avenue and the southerly street line of Pelham Parkway South, a line midway between Continental Avenue and St. Paul Avenue, a line 250 feet northwesterly of East 196th Street, St. Paul Avenue, a line 200 feet southerly of Pelham Parkway South, Colonial Avenue, a line 100 feet northwesterly of East 196th Street, St. Paul Avenue, a line 100 feet southeasterly of East 196th Street, a line midway between Colonial Avenue and Burr Avenue, a line 275 feet northwesterly of Westchester Avenue, Continental Avenue, a line 100 feet easterly of Hobart Avenue, Wilkinson Avenue, Edison Avenue, a line 100 feet southerly of St. Theresa Avenue, a line midway between Edison Avenue and Hobart Avenue, a line 150 feet northwesterly of Westchester Avenue, Edison Avenue, a line 150 feet northerly of Buhre Avenue, Pilgrim Avenue, Buhre Avenue, Libby Place, Hutchinson River Parkway East, Buhre Avenue, a line midway between Hutchinson River Parkway East and Mulford Avenue, St. Theresa Avenue, Mayflower Avenue, a line 370 feet southerly of Wilkinson Avenue, a line 95 feet easterly of Mayflower Avenue, East 194th Street, a line 110 feet easterly of Mayflower Avenue, East 196th Street, and a line 100 feet easterly of Mayflower Avenue and its northerly prolongation;
 - b.** a line midway between Wilkinson Avenue and Sands Place and its easterly prolongation, the westerly boundary line of Pelham Bay Park, a line 100 feet northwesterly of Buhre Avenue and its northeasterly prolongation, Mahan Avenue, a line 100 feet southeasterly of Willow Lane, a line 125 feet northeasterly of Mahan Avenue, and a line 100 feet easterly of Westchester Avenue;
 - c.** a line 100 feet southeasterly of Buhre Avenue, a line midway between Parkview Avenue and Bruckner Boulevard (west), a line 100 feet northwesterly of Roberts Avenue, and a line midway between Crosby Avenue and Hobart Avenue; and

- d. Westchester Avenue, Roberts Avenue, a line 150 feet southeasterly of Westchester Avenue, a line 100 feet southwesterly of Crosby Avenue, Daniel Street, a line 150 feet westerly of Crosby Avenue, Middletown Road, and a line midway between Mulford Avenue and Mayflower Avenue;
5. **changing from an R6 District to an R5A District property bounded by** Wilkinson Avenue, a line midway between Edison Avenue and Hobart Avenue, a line 370 feet southerly of Wilkinson Avenue, and Edison Avenue;
6. **changing from a R7-1 District to an R5A District property bounded by:**
- a. East 196th Street, Burr Avenue, line perpendicular to the southwesterly street line of Burr Avenue distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Burr Avenue and a westerly street line of Westchester Avenue, a line midway between Colonial Avenue and Burr Avenue, a line 100 feet northwesterly of Westchester Avenue, Colonial Avenue, a line 275 feet northwesterly of Westchester Avenue, and a line midway between Colonial Avenue and Burr Avenue;
 - b. a line 275 feet northwesterly of Westchester Avenue, a line midway between St. Paul Avenue and Colonial Avenue, a line 100 feet northwesterly of Westchester Avenue, and St. Paul Avenue;
 - c. a line 275 feet northwesterly of Westchester Avenue, a line midway between Continental Avenue and St. Paul Avenue, a line 100 feet northwesterly of Westchester Avenue, and Continental Avenue;
 - d. a line 150 feet northerly of Buhre Avenue, Edison Avenue, a line 100 feet northerly of Buhre Avenue, and Pilgrim Avenue;
 - e. a line 100 feet southeasterly of Westchester Avenue, a line 100 feet southwesterly of Crosby Avenue, a line 150 feet southeasterly of Westchester Avenue, and Roberts Avenue;
 - f. a line 100 feet northwesterly of Roberts Avenue, Jarvis Avenue, Roberts Avenue, and Hobart Avenue; and
 - g. Daniel Street, a line 100 feet westerly of Crosby Avenue, Middletown Road, and a line 150 feet westerly of Crosby Avenue;
7. **changing from an R7-1 District to an R6 District property bounded by** a line 150 feet northwesterly of Buhre Avenue, a line 100 feet southeasterly of Westchester Avenue, and the northwesterly centerline prolongation of Jarvis Avenue;

- 8. establishing within an existing R7-1 District a C1-4 District bounded by:**
- a.** a line 150 feet southeasterly of Westchester Avenue, Crosby Avenue, a line 100 feet southeasterly of Westchester Avenue, a line midway between Crosby Avenue and Hobart Avenue, a line 150 feet northwesterly of Middletown Road, Hobart Avenue, Middletown Road, and a line 100 feet westerly and southwesterly of Crosby Avenue; and
 - b.** Lee Street, Westchester Avenue, Mulford Avenue, Middletown Road, and Hutchinson River Parkway East;
- 9. establishing within an existing and proposed R6 District a C2-4 District bounded by:**
- a.** Wilkinson Avenue, a line 100 feet easterly of Westchester Avenue and its northerly prolongation, Sands Place, Westchester Avenue, St. Theresa Avenue, a line 100 feet westerly of Westchester Avenue, and a line 100 feet easterly of Hobart Avenue; and
 - b.** Westchester Avenue, Mahan Avenue, a line 150 feet northwesterly of Buhre Avenue, a line 100 feet southeasterly of Westchester Avenue, the northwesterly centerline prolongation of Jarvis Avenue, and Buhre Avenue; and
- 10. establishing within an existing R7-1 District a C2-4 District bounded by:**
- a.** a line 100 feet northerly of Wilkinson Avenue, a line 100 feet northwesterly of Westchester Avenue, a line midway between Colonial Avenue and Burr Avenue, the northeasterly prolongation of a line 150 feet northwesterly of Westchester Avenue, Burr Avenue, Westchester Avenue, Wilkinson Avenue, and a line 100 feet easterly of Hobart Avenue; and
 - b.** a line 100 feet northerly of Buhre Avenue, Edison Avenue, a line 150 feet northwesterly of Westchester Avenue, Hobart Avenue, Westchester Avenue, Buhre Avenue, Hobart Avenue, a line 100 feet southeasterly of Westchester Avenue, Crosby Avenue, a line 150 feet southeasterly of Westchester Avenue, a line 100 feet southwesterly of Crosby Avenue, a line 100 feet southeasterly of Westchester Avenue, Roberts Avenue, Pilgrim Avenue, Westchester Avenue, Buhre Avenue, and Pilgrim Avenue;

as shown on a diagram (for illustrative purposes only) dated October 17, 2005 and subject to the conditions of CEQR Declaration E-157.

(On December 19, 2005, Cal. No. 22, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 37

WESTCHESTER SQUARE REZONING

CD 10

C 060180 ZMX

PUBLIC HEARING:

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

- 1. eliminating from within an existing R6 District a C1-2 District bounded by:**
 - a.** East Tremont Avenue, Lane Avenue, Benson Street, a line 100 feet westerly of Lane Avenue, a line 100 feet southwesterly of East Tremont Avenue, and St. Raymond Avenue; and
 - b.** Manning Street, a line 150 feet easterly of Castle Hill Avenue, Westchester Avenue, and Castle Hill Avenue;
- 2. eliminating from within an existing R6 District a C2-2 District bounded by:**
 - a.** East Tremont Avenue, Seddon Street, a line 150 feet southerly of East Tremont Avenue, and Castle Hill Avenue;
 - b.** East Tremont Avenue, St. Raymond Avenue, Benson Street, Maclay Avenue, a line 150 feet southerly of East Tremont Avenue, and Saint Peters Avenue; and
 - c.** East Tremont Avenue, a line 100 feet southeasterly of Westchester Avenue, Seabury Avenue, Westchester Avenue, the southwesterly boundary line of St. Peter's Cemetery and its northwesterly and southeasterly prolongation, Butler Place and its southwesterly centerline prolongation, Herschell Street, a line 100 feet southeasterly of Westchester Avenue,

Zerega Avenue, Westchester Avenue, a line 150 feet easterly of Castle Hill Avenue, a line 100 feet northerly and northwesterly of Westchester Avenue, a line midway between Zerega Avenue and Parker Street, Tratman Avenue and its southwesterly centerline prolongation, a line 100 feet northeasterly of Zerega Avenue, a line 100 feet northwesterly of Westchester Avenue, Overing Street, and Westchester Avenue;

3. **changing from an R6 District to an R4A District property bounded by** a line 100 feet southeasterly of Westchester Avenue, Herschell Street, a line 125 feet southeasterly of Westchester Avenue, a line 100 feet northeasterly of Herschell Street, Butler Place and its southwesterly centerline prolongation, Herschell Street, Halsey Street, and Zerega Avenue;
4. **changing from an M1-1 District to an R4A District property bounded by** Butler Place and its southwesterly centerline prolongation, a line 100 feet northeasterly of Herschell Street, a line perpendicular to the southwesterly street line of Rowe Street, distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Rowe Street and the westerly street line of Seabury Avenue, Herschell Street, a line 300 feet southeasterly of Halsey Street, a line 100 feet southwesterly of Herschell Street, a line 100 feet southeasterly of Halsey Street, a line 150 feet southwesterly of Herschell Street, Halsey Street, and Herschell Street;
5. **changing from a R6 District to an R5A District property bounded by** a line 100 feet southerly of East Tremont Avenue, Overing Street, Maclay Avenue, a line midway between Benson Street and Overing Street, St. Raymond Avenue, a line 100 feet southwesterly of East Tremont Avenue, a line 225 feet northwesterly of Frisby Avenue, Benson Street, Frisby Avenue, a line 70 feet northeasterly of Overing Street, a line 100 feet northwesterly of Frisby Avenue, Saint Peters Avenue, a line midway between Frisby Avenue and Tratman Avenue, Rowland Street, Tratman Avenue, a line 130 feet southwesterly of Rowland Street, a line 100 feet southeasterly of Tratman Avenue, a line 100 feet northeasterly of Zerega Avenue, Tratman Avenue and its southwesterly centerline prolongation, Parker Street, a line 100 feet northwesterly of Westchester Avenue, Doris Street, Lyon Avenue, a line 100 feet easterly of Castle Hill Avenue, a line midway between Manning Street and Starling Avenue, Glebe Avenue, Glover Street, St. Raymond Avenue, Castle Hill Avenue, Glover Street, a line 50 feet northwesterly of Stearns Street, a line 95 feet northeasterly of Glover Street, Maclay Avenue and its southwesterly centerline prolongation, a line midway between Zerega Avenue and Parker Street, Santa Maria Avenue, Zerega Avenue, Dorsey Street, Hubbell Street, a line 70 feet

northwesterly of Dorsey Street, a line 70 feet southwesterly of Seddon Street, a line 50 feet southeasterly of Maclay Avenue, Seddon Street, Maclay Avenue, and Saint Peters Avenue;

6. establishing within an existing R6 District a C1-4 District bounded by:

- a. East Tremont Avenue, Lane Avenue, Benson Street, a line 100 feet westerly of Lane Avenue, a line 100 feet southwesterly of East Tremont Avenue, and St. Raymond Avenue; and
- b. Manning Street, a line 100 feet easterly of Castle Hill Avenue, Westchester Avenue, and Castle Hill Avenue;

7. establishing within an existing R6 District a C2-4 District bounded by:

- a. East Tremont Avenue, Seddon Street, a line 100 feet southerly of East Tremont Avenue, and Castle Hill Avenue;
- b. East Tremont Avenue, St. Raymond Avenue, Benson Street, Maclay Avenue, Overing Street, a line 100 feet southerly of East Tremont Avenue, and Saint Peters Avenue; and
- c. East Tremont Avenue, a line 100 feet southeasterly of Westchester Avenue, Seabury Avenue, Westchester Avenue, Herschell Street, a line 100 feet southeasterly of Westchester Avenue, Zerega Avenue, Westchester Avenue, a line 100 feet easterly of Castle Hill Avenue, a line 100 feet northerly and northwesterly of Westchester Avenue, Zerega Avenue, Tratman Avenue, a line 100 feet northeasterly of Zerega Avenue, a line 100 feet northwesterly of Westchester Avenue, Overing Street, and Westchester Avenue; and
- d. St. Raymond Avenue, a line 100 feet easterly of Castle Hill Avenue, Manning Street, and Castle Hill Avenue;

Borough of the Bronx, Community District 10, as shown on a diagram (for illustrative purposes only) dated October 17, 2005, and subject to the conditions of CEQR Declaration E-158.

(On December 19, 2005, Cal. No. 23, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 38 - 49

YANKEE STADIUM

No. 38

CD 4

C 060056 MMX

PUBLIC HEARING:

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

- the establishment of a park addition within an area bounded by East 161st Street, River Avenue, East 157th Street, Major Deegan Boulevard and Macombs Dam Bridge Approach; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13113 dated September 22, 2005 and signed by the Borough President.

(On December 19, 2005, Cal. No. 10 the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CD 4

C 060057 MMX

PUBLIC HEARING:

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

- the establishment of a park between Major Deegan Boulevard and the Harlem River; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13115 dated September 22, 2005 and signed by the Borough President.

(On December 19, 2005, Cal. No. 11, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 40

CD 4

C 060058 MMX

PUBLIC HEARING:

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

- the establishment of parks within an area bounded by East 158th Street, River Avenue, East 153rd Street, and Gerard Avenue; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13114 dated September 22, 2005 and signed by the Borough President.

(On December 19, 2005, Cal. No. 12, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 41

CD 4

C 060059 MMX

PUBLIC HEARING:

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

- the elimination, discontinuance and closing of portions of Jerome Avenue between East 164th Street and Macombs Dam Bridge Approach, Macombs Dam Bridge Approach between Jerome Avenue and East 161st Street, and East 161st Street between Macombs Dam Bridge Approach and River Avenue;
- the establishment of a park addition within an area bounded by East 161st Street, River Avenue, East 164th Street, Jerome Avenue and Macombs Dam Bridge Approach;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13112 dated September 22, 2005 and signed by the Borough President.

(On December 19, 2005, Cal. No. 13 the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 42

CD 4

C 060144 PQX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property bounded by East 161st Street, River Avenue, Jerome Avenue, the Macombs Dam Bridge approach, and East 164th Street (Block 2492, Lot 1 and Block 2493, p/o Lot 9).

(On December 19, 2005, Cal. No. 14, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 43

CD 4

C 060145 PPX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Parks and Recreation (DPR), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property to the New York City Economic Development Corporation, located at Block 2492, Lot 1 and Block 2493, p/o Lot 9 restricted to stadium and related uses only.

(On December 19, 2005, Cal. No. 15, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 44

CD 4

C 060146 PPX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Parks & Recreation (DPR), pursuant to Section 197-c of the New York City Charter, for the disposition of six (6) city owned properties to the New York City Economic Development Corporation restricted to public parking and accessory uses:

BLOCK	LOT
2490	1
2539	p/o Lot 2
2357	100
2485	1
2486	1
2482	6

(On December 19, 2005, Cal. No. 16, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 45

CD 4

C 060147 PPX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Parks & Recreation (DPR), pursuant to Section 197-c of the New York City Charter, for the disposition to the New York City Economic Development Corporation of six (6) city-owned properties restricted to public parking, retail and accessory uses:

BLOCK	LOT
2499	1
2499	100
2493	p/o Lot 9
2499	108
2354	20
2354	65

(On December 19, 2005, Cal. No. 17, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No.46

CD 4

C 060148 MCX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation pursuant to Sections 197-c of the New York City Charter, for a major concession for a tennis facility in a portion of Macombs Dam Park, generally bounded by

Jerome Avenue, East 161st Street, Macombs Dam Bridge Approach and the Major Deegan Expressway north-east quadrant westbound exit ramp (Block 2499, part of Lot 108).

(On December 19, 2005, Cal. No. 18, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 47

CD 4

C 060148 (A) MCX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation pursuant to Sections 197-c of the New York City Charter and proposed for modification on December 12, 2005 pursuant to Section 2-06(c) (1) of the Uniform Land Use Review Procedure for a major concession for a tennis facility in an approximately five acre portion of parkland*, generally bounded by the Harlem River; Ramp A, the 161st Street Exit from the Major Deegan Expressway; Exterior Street; and the inland prolongation of the southern edge of Slip 4 (Block 2539, part of Lot 2).

* Proposed to be mapped Park under related application C 060057 MMX

(On December 19, 2005, Cal. No. 19, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 48

CD 4

C 060149 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow a 4-story public parking garage with a maximum capacity of 949 spaces, to allow spaces to be located on the roof, and to allow floor space up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), on property**

located at East 151st Street between River Avenue and Gerard Avenue (Block 2354, Lots 20 and 65 and the demapped volume of East 151st Street), in an M1-2 District..

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

(On December 19, 2005, Cal. No. 20, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 49

CD 4

C 060150 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-54 of the Zoning Resolution to modify the rear yard regulations of Section 43-28 to allow a 4-story public parking garage with a maximum capacity of 949 spaces on property located at East 151st Street between River Avenue and Gerard Avenue (Block 2354, Lots 20 and 65 and the demapped volume of East 151st Street), in an M1-2 District.**

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

(On December 19, 2005, Cal. No. 21, the Commission scheduled January 11, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, January 11, 2006, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the New York City Department of Parks and Recreation in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the disposition of City-owned property; acquisition of private property by the City; the mapping of new parks and

demapping portions of East 161st Street, Macomb's Dam Bridge Approach, and Jerome Avenue; approval of a major concession to operate tennis courts; and a special permit for a public parking garage and to allow modification of rear yard requirements for that garage. The proposed project would facilitate the construction of a new Yankee Stadium one block north of its existing location at East 161st Street and River Avenue in The Bronx, Community District 4; construction of four new parking garages in the vicinity of the proposed stadium; and development of new parkland. The major concession set forth in ULURP Application No. C 060148(A) MCX will be included as an alternative to the Proposed Action in the Final Environmental Impact Statement.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 05DPR006X.

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

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

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

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

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 11, 2006

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



Michael R. Bloomberg, Mayor

City of New York

[No. 1A]

Prepared by Yvette V. Gruel, Calendar Officer

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

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

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

Note to Subscribers: Notify us of change of address including E-mail by writing to:

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

B
CITY PLANNING COMMISSION

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

- AMANDA M. BURDEN, *AICP, Chair*
- KENNETH J. KNUCKLES, *Esq., Vice Chairman*
- ANGELA M. BATTAGLIA
- IRWIN G. CANTOR, *P.E.*
- ANGELA R. CAVALUZZI, *R.A.*
- ALFRED C. CERULLO, **III**
- RICHARD W. EADDY
- JANE D. GOL
- LISA A. GOMEZ
- CHRISTOPHER KUI
- JOHN MEROLO
- KAREN A. PHILLIPS
- DOLLY WILLIAMS, *Commissioners*
- YVETTE V. GRUEL, *Calendar Officer*

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

ORDER OF BUSINESS

WEDNESDAY, JANUARY 11, 2006

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

**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 January 25, 2006 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

**I. PUBLIC HEARING ON THE FOLLOWING MATTER TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 25, 2006**

BOROUGH OF MANHATTAN

No. 1

SPECIAL WEST CHELSEA DISTRICT TEXT AMENDMENT

CD 4

N 060199 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 8 (Special West Chelsea District),.

Matter in underline is new, to be added;

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

Matter within # # is defined in Section 12-10 (DEFINITIONS)

* * * indicates where unchanged text appears in the Resolution

* * *

Article IX - Special Purpose Districts

**Chapter 8
Special West Chelsea District**

* * *

**98-10
SPECIAL USE AND PARKING REGULATIONS WITHIN THE SPECIAL WEST
CHELSEA DISTRICT**

**98-11
Special Regulations for Developments and Enlargements Above, Beneath or
Adjacent to the High Line**

The Commissioner of Buildings shall not issue any building permit for demolition, excavation or foundation work to be performed above or beneath the #High Line# or within 25 feet of support structures of the #High Line#, except by determination by such

Commissioner that such work would not adversely affect the structural integrity of the #High Line# and by determination by the ~~City agency or official designated by the Office of the Mayor for such purpose~~ Commissioner of Parks that such work would not adversely affect the City's ability to inspect and maintain as necessary to ensure the structural integrity of the #High Line#.

* * *

**98-18
Parking Regulations in Subarea H**

#Accessory# off-street parking spaces for existing or new governmental offices may be located on a #zoning lot# other than the same #zoning lot# as the #use# to which such spaces are #accessory#, provided that:

- (a) such spaces are located within Subarea H and in a facility, or portion thereof, that is entirely below #curb level#;
- (b) the portion of such facility beneath the required public plaza area shown on Diagram 3 in Appendix A is sufficiently below #curb level# so that trees may be planted at #curb level# within such public plaza but is in no case less than 4 feet below curb level; and
- (c) ~~and that~~ no more than 377 spaces are provided within such facility

For purposes of this Section, the governmental offices on Block 688, Lots 1001-1002 as of June 23, 2005, may have up to 377 #accessory# off-street parking spaces in such facility.

* * *

**98-22
Maximum Floor Area Ratio and Lot Coverage in Subareas**

* * *

Maximum Floor Area Ratio by Subarea

Sub-area	Basic #floor area ratio# (max)	Increase in FAR within <u>from</u> #High Line Transfer Corridor#	Increase in FAR with #High Line# Improvement Bonuses (98-25)	Inclusionary Housing		Permitted #floor area ratio# (maximum)
				FAR required to be transferred ¹ (minimum)	Increase in FAR for Inclusionary Housing	

		(98-30)			Program (98-26)	
A	6.5	2.65	___ ²	2.65	2.85	12.0
B	5.0	2.5	___ ²	1.25	1.25	7.5
C	5.0	2.5	NA	1.25	1.25	7.5
D ⁵	5.0	2.5 ³	2.5 ³	1.25	1.25	7.5
E	5.0	1.0 ³	1.0 ^{2,3}	NA	NA	6.0
F	5.0	NA	NA	NA	NA	5.0
G	5.0	1.0 ³	1.0 ³	NA	NA	6.0
H	7.5	NA	2.5	NA	NA	10.0
I	5.0	2.5	NA	1.25	1.25	7.5
I ⁴	5.0	NA	2.5	NA	NA	7.5

* * *

**98-40
SPECIAL YARD, HEIGHT AND SETBACK, AND MINIMUM DISTANCE
BETWEEN BUILDINGS REGULATIONS**

* * *

**98-423
Street wall location, minimum and maximum base heights and maximum building heights**

The provisions set forth in paragraph (a) of this Section shall apply to all #developments# and #enlargements#. Such provisions are modified for certain subareas as set forth in paragraphs (b) through (f) of this Section.

- (a) 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 specified in the table of this Section. On #corner lots# with both #wide# and #narrow street# frontages, a #street wall# with a minimum

height of 15 feet shall be located on ~~a the~~ the narrow street line ~~beyond 50 feet of its intersection with a wide street# and extend along such entire narrow street#~~ frontage of the zoning lot# between 50 and 100 feet from its intersection with a wide street#. On all other narrow street# frontages, 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 specified in the table in this Section.

* * *

(b) Subareas A and D

(1) Street wall# location

In Subarea D, on corner lots# between the north side of West 18th Street and the south side of West 22nd Street, a street wall# with a minimum height of 15 feet shall be located on the narrow street line# between 50 and 150 feet of its intersection with Eleventh Avenue.

In Subarea D, for buildings# that do not include towers as set forth in paragraph (b)(3) of this Section, the street wall# location provisions set forth in paragraph (a) shall not apply to any zoning lot# that occupies the entire Eleventh Avenue block# front. In lieu thereof, street walls# with a minimum base height of 60 feet shall be located within 10 feet of all street lines# bounding such zoning lot# and extend along at least 70 percent of each street# frontage of the zoning lot#.

* * *

98-424

Authorization to modify ~~height and setback~~ certain bulk regulations

For zoning lots# located entirely within 75 feet of the west side of the High Line#, the City Planning Commission may authorize the modification of height and setback regulations set forth in Section 98-40 and 98-50, inclusive, ~~and~~ the transparency requirements set forth in Sections 98-141 and 98-54, and the underlying rear yard# and minimum distance between legally required windows# and walls or lot lines# regulations. The Commission shall find that such modification will result in a better distribution of bulk# on the zoning lot# and will not adversely affect access to light and air for surrounding public areas.

* * *

98-50

SPECIAL HEIGHT AND SETBACK, OPEN AREA AND TRANSPARENCY REGULATIONS FOR ZONING LOTS WITHIN OR ADJACENT TO THE HIGH LINE TRANSFER CORRIDOR

98-51

Height and Setback Regulations on the East Side of the High Line

* * *

(b) In C6-3A Districts and in Subareas C, F and G

For #zoning lots# extending less than ~~420~~ 115 feet along the eastern side of the #High Line#, no portion of the eastern #High Line frontage# of a #building# shall exceed a height of 3 feet, 6 inches above the level of the #High Line bed#.

For #zoning lots# that extend for at least ~~420~~ 115 feet along the eastern side of the #High Line#, no portion of the eastern #High Line frontage# of the #building# shall exceed a height of 3 feet, 6 inches above the level of the #High Line bed#, except that a maximum of 40 percent of such #High Line frontage# may rise without setback above a height of 3 feet, 6 inches above the level of the #High Line bed# provided such portion of the #building# is not located directly between the #High Line# and any #street wall# of a #building# that is subject to a maximum height of 45 feet in accordance with paragraph (c) (Subareas C, F and I) of Section 98-423 (Street wall location, minimum and maximum base heights and maximum building heights).

However, the provisions of this paragraph, (b), shall not apply to any #zoning lot# existing on June 23, 2005 where the greatest distance between the eastern side of the #High Line# and a #side lot line# east of the #High Line# is 35 feet when measured parallel to the nearest #narrow street line#.

* * *

98-60

SPECIAL ACCESS REGULATIONS FOR CERTAIN ZONING LOTS

98-61

High Line Access Easement Volume Requirement

* * *

(e) such #development# or #enlargement# is located wholly within an M1-5 District and no portion of such #development# or #enlargement# has more than 10,000 square feet of #floor area# and is located within five feet of the #High Line#; or

- (f) such #development# or #enlargement# is located on a #zoning lot# that fronts on West 23rd Street.

* * *

98-70
SUPPLEMENTAL REGULATIONS

In the Special West Chelsea District, the provisions of paragraphs (a) through (d), inclusive, of Section 93-90 (HARASSMENT) shall apply as modified in this Section.

For the purposes of this Section, the following definitions in Section 93-90 (HARASSMENT) shall be modified:

Anti-harassment area

“Anti-harassment area” shall mean the #Special West Chelsea District#

Referral date

“Referral date” shall mean December 20, 2004.

In addition, Section 93-90(d)(3) is modified as follows:

No portion of the #low income housing# required under this Section shall qualify to:

- (a) increase the #floor area ratio# pursuant to the provisions of the #Special West Chelsea District#, #Special Hudson Yards District#, #Special Garment Center District#, #Special Clinton District# or Section 23-90, or
- (b) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.

Resolution for adoption scheduling January 25, 2006 for a public hearing.
