

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MAY 7, 2003
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

**Rosa R. Romero, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION
1	C 030325 ZMX	6	Scheduled to be Heard 5/21/03	17	C 030297 ZMQ	8	Hearing Closed
2	C 030326 ZSX	6	“ ”	18	C 030175 PPK	2	Favorable Report Adopted
3	C 030327 ZSX	6	“ ”	19	C 030232 DMK	2	“ ”
4	C 030258 ZSM	6	“ ”	20	C 030234 ZMM	11	WITHDRAWN
5	C 020696 ZSM	5	“ ”	21	C 030234(A) ZMM	11	Favorable Report Adopted
6	C 030182 ZSQ	3	“ ”	22	N 030233 ZRY	cw	“ ”
7	C 030315 HAK	4	Hearing Closed	23	N 030417 PXM	6	“ ”
8	C 030067 ZSK	12	“ ”	24	N 030124 ZAM	1	Authorization Approved
9	C 020442 PPK	14	“ ”	25	C 030193 PPQ	14	Favorable Report Adopted
10	C 030295 HAK	16	“ ”	26	N 020594 ZAR	2	Authorization Approved
11	C 030026 ZSM	1	“ ”				
12	C 030237 ZMM	2	“ ”				
13	N 030236 ZRM	2	“ ”				
	NOTICE	2	“ ”				
14	C 030255 ZSM	2	“ ”				
15	N 030408 BDQ	7	“ ”				
16	C 020124 ZMQ	12	“ ”				

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

MEETING ADJOURNED AT: 1:39 P.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, MAY 7, 2003

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



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

[No. 9]

Prepared by Rosa R. Romero, Calendar Officer

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

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

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

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

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

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

B
CITY PLANNING COMMISSION

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

AMANDA M. BURDEN, *AICP, Chair*

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

ANGELA M. BATTAGLIA

IRWIN G. CANTOR, *P.E.*

ANGELA R. CAVALUZZI, *R.A.*

RICHARD W. EADDY

ALEXANDER GARVIN

JANE D. GOL

CHRISTOPHER KUI

JOHN MEROLO

KAREN A. PHILLIPS

JOSEPH B. ROSE

DOLLY WILLIAMS, *Commissioners*

ROSA R. ROMERO, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, MAY 7, 2003

Roll Call; approval of minutes	1
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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for May 21, 2003 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

MAY 7, 2003

**APPROVAL OF MINUTES OF Regular Meeting of April 23, 2003
and Special Meeting of May 5, 2003**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MAY 21, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1, 2, and 3

**(Applications for an amendment of the Zoning Map, and the grant of special
permits to allow a public parking garage and accessory parking garage)**

No. 1

CD 6

C 030325 ZMX

IN THE MATTER OF an application submitted by Fordham University pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 3c:**

- 1. changing from a C8-1 district to an R6 District property bounded by** Crotona Avenue, East Fordham Road, Belmont Avenue, and the northeasterly terminus of Belmont Avenue and its southeasterly prolongation; and
- 2. establishing within an existing R6 District and a proposed R6 District a C2-3 District bounded by** Dr. Kazimiroff Boulevard, Crotona Avenue, East Fordham Road, Belmont Avenue and its northeasterly center line prolongation, and a line perpendicular to the last course distant 500 feet northeasterly (as measured along the last course) from the terminus of Belmont Avenue;

as shown on a diagram (for illustrative purposes only) dated March 31, 2003 and subject to the conditions of CEQR Declaration E-119.

Resolution for adoption scheduling May 21, 2003 for a public hearing.

No. 2

CD 6

C 030326 ZSX

IN THE MATTER OF an application submitted by Fordham University 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 an unattended public parking garage with a maximum capacity of 172 spaces in a portion of the cellar of a proposed parking garage facility on property generally bounded by Dr. Theodore Kazimiroff Boulevard, Crotona Avenue, East Fordham Road, and the New York and Harlem Railroad R.O.W.** (Block 3273, Lots 1, 75, 175 and 184), in R6 and R6/C2-3** Districts.

**Note: A related application (C 030325ZMX) proposes the rezoning of a portion of the site from C8-1 to R6 and the establishment of a C2-3 district over a portion of the site.

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 May 21, 2003 for a public hearing.

No. 3

CD 6

C 030327 ZSX

IN THE MATTER OF an application submitted by Fordham University pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-53 of the Zoning Resolution **to allow a group parking facility accessory to uses in a large-scale community facility development with a maximum capacity of 1374 spaces on the first through fourth floors and in a portion of the cellar and to allow 206 spaces of such spaces to be located on the roof (in Phase 1 only) of a proposed parking garage facility, on property generally bounded by Dr. Theodore Kazimiroff Boulevard, Crotona Avenue, East Fordham Road, and the New York and**

Harlem Railroad R.O.W. (Block 3273, Lots 1, 75, 175 and 184), in, in R6 and R6/C2-3* Districts.

**Note: A related application (C 030325ZMX) proposes the rezoning of a portion of the site from C8-1 to R6 and the establishment of a C2-3 district over a portion of the site.

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 May 21, 2003 for a public hearing.

BOROUGH OF MANHATTAN

No. 4

CD 6

C 030258 ZSM

IN THE MATTER OF an application submitted by Rosebud Associates, 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 off-street parking garage with a maximum capacity of 190 spaces in the cellar of a proposed 21-story mixed-use building located at 222 East 34th Street** (Block 914, Lots 36,37,45,53,54,55,56 and 57), in C1-9A and C1-9 Districts.

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 May 21, 2003 for a public hearing.

No. 5

CD 5

C 020696 ZSM

IN THE MATTER OF an application submitted by 119-125 East 28th Street Realty Corp. 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 219 spaces in a proposed 6-story garage building on a portion of a zoning lot located at 119-125 East 28th Street**

(Block 884, Lot 112), in C4-5A and C6-2A Districts.

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 May 21, 2003 for a public hearing.

BOROUGH OF QUEENS

No. 6

CD 3

C 030182 ZSQ

IN THE MATTER OF an application submitted by BCC II, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-922 of the Zoning Resolution **to allow a large retail establishment (UG 6 and 10A) with no limitation on floor area in a proposed one-story building with a mezzanine on property located at 72-15 25th Avenue** (Block 1027, tentative Lots 4, 25 and 50), in an M1-1 District.

Plans for this development 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 May 21, 2003 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 7

CD 4

C 030315 HAK

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 342, 344, 346, 348, 350 & 352 Wilson Avenue and 1341 Gates Avenue (Block 3333, lots 33-39), 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 342 Wilson Avenue (Block 3333, Lot 33) to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as Gates Gardens, with 62 units of housing for low-income, elderly persons and developed under the federal Section 202 program.

(On April 23, 2003, Cal. No. 1, the Commission scheduled May 7, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8

CD 12

C 030067 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 37th Street Realty 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 74-681(a)(2) of the Zoning Resolution **to allow a portion of a railroad or transit right-of-way which has been permanently discontinued or terminated to be included in the lot area of a zoning lot located at 1430 37th Street** (Block 5348, Lot 67 and p/o Lot 9) to facilitate the enlargement of an existing bakery use to include a 30-space accessory parking lot and a 1-story accessory storage building, in an M2-1 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 April 23, 2003, Cal. No. 2, the Commission scheduled May 7, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 9

CD 14

C 020442 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of two (2) city-owned properties** pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Location</u>
5289	p/o 9	37 Street
5348	9	37 Street

(On April 23, 2003, Cal. No. 3, the Commission scheduled May 7, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 16

C 030295 HAK

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 744, 746, 750, 752 & 756 Rockaway Avenue, part of Site 22 within the Marcus Garvey Urban Renewal Area (Block 3589, lots 43-47), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate construction of a five story building, tentatively known as Dona Rosita II, with approximately 61 units of housing for low income, formally homeless persons with AIDS, to be developed under the HPD's Supportive Housing program.

(On April 23, 2003, Cal. No. 4, the Commission scheduled May 7, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 11

CD 1

C 030026 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 16 Desbrosses LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 111-50 of the Zoning Resolution **to modify the use regulations of:**

- 1. Section 111-101 to allow loft dwellings below the floor level of the third story; and**
- 2. Section 111-103(b) to allow loft dwellings on the second through sixth floors;**

of an existing 6-story building with a lot coverage greater than 5000 square feet located at 16 Desbrosses Street a.k.a. 121 Watts Street (Block 225, Lot 5), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B2).

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 April 23, 2003, Cal. No. 5, the Commission scheduled May 7, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 12 and 13

(Applications for an amendment of the Zoning Map and amendment to the Zoning Resolution to facilitate the Special Hudson Square Mixed-Use District)

No. 12

CD 2

C 030237 ZMM

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. 12a:**

1. changing from an M1-5 District to an M1-5/R7X District property bounded by Barrow Street, a line 100 feet westerly of Hudson Street, Morton Street, Hudson Street, Clarkson Street, Greenwich Street, Leroy Street, West Street, Morton Street, and Washington Street;
2. changing from an M2-4 District to a C6-2A District property bounded by Spring Street, Greenwich Street, Canal Street, and Washington Street;
3. changing from an M1-6 District to a C6-2A District property bounded by Spring Street, Hudson Street, Canal Street, and Greenwich Street; and
4. establishing a Special Mixed Use District* (MX-6) bounded by Barrow Street, a line 100 feet west of Hudson Street, Morton Street, Hudson Street, Clarkson Street, Greenwich Street, Leroy Street, West Street, Morton Street, and Washington Street;

as shown on a diagram (for illustrative purposes only) dated February 3, 2003, and subject to the conditions of CEQR Declaration E-116 .

*Note: A Special Mixed Use District (MX-6) is proposed under related application (N 030236 ZRY) for an amendment to Section 123-90 of the Zoning Resolution.

(On April 23, 2003, Cal. No. 6, the Commission scheduled May 7, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 2

N 030236 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article XII, Chapter 3 (Special Mixed Use District) specifying a Special Mixed Use District (MX-6) in Hudson Square.

Matter in **Craytone** is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter in italics or within # # is defined in Section 12-10;
*** indicate where unchanged text appears in the Zoning Resolution.

123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED

* * *

~~Special Mixed Use District#-6: Hudson Square, Manhattan~~

~~The Special Mixed Use District#-6 is established in Hudson Square in Manhattan as indicated on the zoning maps#.~~

(On April 23, 2003, Cal. No. 7, the Commission scheduled May 7, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

Today, Wednesday, May 7, 2003, at 10:00 a.m., in Spector Hall, on the first floor of 22 Reade Street, Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an amendment to the zoning map to change M1-5, M1-6, and M2-4 zoning districts to C6-2A and a special mixed use M1-5/R7X for two non-contiguous areas, one covering 5½ blocks and the other 3 blocks, in the Hudson Square section of Community District 2 in Manhattan, as well as a text amendment to Zoning Resolution Section 123-90, to establish a new Special Mixed-Use District, MX-6: Special Hudson Square District.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 03DCP014M.

No. 14

CD 2

C 030255 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 433 Broadway, LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-781 of the Zoning Resolution **to modify the use regulations of Section 42-14D(2) to allow Use Group 6 uses on the ground floor and the cellar floor of a proposed 6-story commercial building located at 433 Broadway** (Block 231, Lot 14), in an M1-5B District, within the SoHO Cast Iron Historic District.

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

(On April 23, 2003, Cal. No. 8, the Commission scheduled May 7, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 15

CD 7

N 030408 BDQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Downtown Flushing Transit Hub 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 Downtown Flushing Transit Hub Business Improvement District.**

(On April 23, 2003, Cal. No. 9, the Commission scheduled May 7, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 12

C 020124 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Executive Motor Inn pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 18d**, establishing within an existing R3-2 District a C2-2 District bounded by Cranston Street, 138th Avenue, North Conduit Avenue, 136th Avenue, a line 235 feet southwesterly of Cranston Street, a line 100 feet southeasterly of 136th Avenue, a line 50 feet southwesterly of Cranston Street, and 136th Avenue, as shown on a diagram (for illustrative purposes only) dated February 3, 2003.

(On April 23, 2003, Cal. No. 10, the Commission scheduled May 7, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 8

C 030297 ZMQ

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. 15a and 15b:**

1. changing from an R2 District to an R1-2 District property bounded by 188th Street, 87th Drive and its northeasterly prolongation, 191st Street, a line midway between Foothill Avenue and Hillside Avenue and its northeasterly prolongation, the northwesterly prolongation of the center line of 195th Place, Foothill Avenue, the northwesterly prolongation of the center line of 196th Street, a line 60 feet southeasterly of the southeasterly street line of Foothill Avenue (between 197th and 198th Streets) and its northeasterly and southwesterly prolongation, 202nd Street, Foothill Avenue and its southwesterly center line prolongation, a line perpendicular to the northeasterly prolongation of the center line of Romeo Court passing through the point of intersection of the southeasterly street line of Foothill Avenue and a line 700 feet southwesterly

of the westerly street line of Francis Lewis Boulevard, the northeasterly prolongation of the center line of Romeo Court, Francis Lewis Boulevard, a line passing through a point on the northeasterly street line of Francis Lewis Boulevard distant 100 feet (as measured along the street line) southeasterly from the intersection of the northeasterly street line of Francis Lewis Boulevard and the southerly street line of Epsom Course at an angle 70 degrees northeasterly from the last course, a line 100 degrees northerly of the last course passing through a point 330 feet (as measured along the last course) northeasterly from the northeasterly street line of Francis Lewis Boulevard, the southerly service road of the Grand Central Parkway, McLaughlin Avenue, and the southerly street line of Grand Central Parkway and its southeasterly prolongation; except within the area as describe in (b); and

2. changing from an R2 District to an R3-2 District property bounded by Dunton Avenue, a line at a point on the northerly street line of Dunton Avenue intercept with a line distant 317 feet northeasterly of Marengo Street at an angle of 35 degrees northeasterly of the aforementioned line, and Pompeii Avenue;

as shown on a diagram (for illustrative purposes only) dated March 3, 2003.

(On April 23, 2003, Cal. No. 11, the Commission scheduled May 7, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 18

CD 2

C 030175 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **the disposition of one (1) city-owned property located at 72 Poplar Street** (Block 211, Lot 15) pursuant to zoning.

(On March 19, 2003, Cal. No. 1, the Commission scheduled April 2, 2003 for a public hearing. On April 2, 2003, Cal. No. 9, the hearing was closed.)

For consideration.

No. 19

CD 2

C 030232 DMK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **the disposition of one (1) city-owned property located at 80 State Street** (Block 274, Lot 32) pursuant to zoning.

(On March 19, 2003, Cal. No. 2, the Commission scheduled April 2, 2003 for a public hearing. On April 2, 2003, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. 20, 21, and 22

**(Applications for an amendment of the Zoning Map, as certified
and modified, and amendment to the Zoning Resolution for
the East Harlem Rezoning)**

No. 20

CD 11

C 030234 ZMM

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

- 1. eliminating from an existing R7-2 District a C1-4 District bounded by:**
 - a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
 - b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
 - c. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;
 - d. East 115th Street, a line 100 feet westerly of Second Avenue, a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st Street and East 122nd Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue; and
 - e. East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;

2. eliminating from an existing R7-2 District a C2-4 District bounded by:

- a. a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Third Avenue; and
- b. East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;

3. changing from an R7-2 District to an R7A District property bounded by:

- a. East 99th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 101st Street and East 102nd Street, and a line 100 feet westerly of Third Avenue;
- b. East 104th Street, a line 100 feet easterly of Third Avenue, East 106th Street, and a line 100 feet westerly of Second Avenue;
- c. East 99th Street, a line 100 feet easterly of Second Avenue, East 106th Street, and a line 100 feet westerly of First Avenue;
- d. East 105th Street, a line 100 feet easterly of Lexington Avenue, East 112th Street, and a line 100 feet westerly of Third Avenue;
- e. East 110th Street, a line 100 feet easterly of Third Avenue, East 112th Street, and a line 100 feet westerly of Second Avenue;
- f. East 111th Street, a line 100 feet easterly of Second Avenue, East 112th Street, and a line 100 feet westerly of First Avenue;
- g. East 108th Street, a line 100 feet easterly of Second Avenue, a line midway between East 109th Street and East 110th Street, and a line 100 feet westerly of First Avenue;
- h. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, East 119th Street, and a line 100 feet westerly of Third Avenue;
- i. East 115th Street, a line 100 feet easterly of Third Avenue, East 122nd Street, and a line 100 feet westerly of Second Avenue;

- j. East 118th Street, a line 100 feet easterly of Second Avenue, East 120th Street, and a line 100 feet westerly of First Avenue; and
- k. East 114th Street, a line 100 feet westerly of Pleasant Avenue, East 120th Street, Pleasant Avenue, East 119th Street, a line 100 feet easterly of Pleasant Avenue, East 116th Street, and Pleasant Avenue;

4. changing from an R7-2 District to an R7B District property bounded by:

- a. a line midway between East 101st Street and East 102nd Street, a line 100 feet easterly of Lexington Avenue, East 105th Street, and a line 100 feet westerly of Third Avenue;
- b. East 115th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), and a line 100 feet westerly of Third Avenue;
- c. East 119th Street, a line 100 feet easterly of Lexington Avenue, East 122nd Street, and a line 100 feet westerly of Third Avenue;
- d. East 115th Street, a line 100 feet easterly of Second Avenue, East 118th Street, and a line 100 feet westerly of First Avenue;
- e. East 114th Street, a line 100 feet easterly of First Avenue, East 120th Street, and a line 100 feet westerly of Pleasant Avenue; and
- f. East 118th Street, a line 100 feet easterly of Pleasant Avenue, East 119th Street, and a line 355 feet easterly of Pleasant Avenue;

5. changing from an R7-2 District to an R7X District property bounded by East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;

6. changing from an R7-2 District to an R8A District property bounded by:

- a. East 99th Street, a line 100 feet westerly of Third Avenue, East 112th Street, a line 100 feet easterly of Third Avenue, East 110th Street, Third Avenue, East 106th Street, a line 100 feet easterly of Third Avenue, East 104th Street, and Third Avenue;

- b. East 99th Street, Second Avenue, East 104th Street, a line 100 feet westerly of Second Avenue, East 106th Street, and a line 100 feet easterly of Second Avenue;
 - c. East 99th Street, a line 100 feet westerly of First Avenue, East 106th Street, and First Avenue;
 - d. East 108th Street, Second Avenue, East 110th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
 - e. East 108th Street, a line 100 feet westerly of First Avenue, a line midway between East 109th Street and East 110th Street, and First Avenue;
 - f. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue; and
 - g. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;
7. **changing from a C4-4 District to a C4-4D* District property bounded by** East 115th Street, a line 100 feet westerly of Third Avenue, East 122nd Street, and a line 100 feet easterly of Third Avenue;
8. **changing from an M1-4 District to an R7A District property bounded by** a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Second Avenue, East 111th Street, a line 475 feet westerly of First Avenue, East 110th Street, and a line 100 feet westerly of First Avenue;
9. **changing from an M1-4 District to an R8A District property bounded by** a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue;
10. **changing from an M3-2 District to an M1-4 District property bounded by** East 110th Street, a line 475 feet westerly of First Avenue, East 111th Street, and First Avenue;
11. **establishing within the proposed R7A District a C1-5 District bounded by:**
- a. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue,

a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;

b. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Third Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Second Avenue; and

c. a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st Street and East 122nd Street, and a line 100 feet westerly of Second Avenue;

12. establishing within the proposed R7X District a C1-5 District bounded by East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;

13. establishing within the proposed R8A District a C1-5 District bounded by:

a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;

b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue; and

c. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;

14. establishing within the proposed R7A District a C2-5 District bounded by a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Third Avenue;

15. establishing within the proposed R7X District a C2-5 District bounded by East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue; and

16. establishing within the proposed R8A District a C2-5 District bounded by:

- a. a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue; and
- b. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue;

partially within the Special Transit Land Use District, partially within the Bella Vista Urban Renewal Area and the Metro North 1 Urban Renewal Area, as shown on a diagram (for illustrative purposes only) dated December 16, 2002 and subject to the conditions of CEQR Declaration E-114.

* Note: Refer to related application (N 030233 ZRY) for an amendment to the Zoning Resolution for proposed changes to several sections relating to the establishment of a C4-4D District.

(On March 19, 2003, Cal. No. 3, the Commission scheduled April 2, 2003 for a public hearing. On April 2, 2003, Cal. No. 11, the hearing was closed.)

For consideration.

No. 21

CD 11

C 030234(A) ZMM

IN THE MATTER OF a modified application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure **for an amendment of the Zoning Map, Section No. 6b:**

1. eliminating from an existing R7-2 District a C1-4 District bounded by:

- a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
- b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;

- c. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;
- d. East 115th Street, a line 100 feet westerly of Second Avenue, a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st Street and East 122nd Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue; and
- e. East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;

2. eliminating from an existing R7-2 District a C2-4 District bounded by:

- a. a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Third Avenue; and
- b. East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;

3. changing from an R7-2 District to an R7A District property bounded by:

- a. East 99th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 101st Street and East 102nd Street, and a line 100 feet westerly of Third Avenue;
- b. East 104th Street, a line 100 feet easterly of Third Avenue, East 106th Street, and a line 100 feet westerly of Second Avenue;
- c. East 99th Street, a line 100 feet easterly of Second Avenue, East 106th Street, and a line 100 feet westerly of First Avenue;
- d. East 105th Street, a line 100 feet easterly of Lexington Avenue, East 112th Street, and a line 100 feet westerly of Third Avenue;

- e. East 109th Street, a line 100 feet easterly of Third Avenue, East 112th Street, and a line 100 feet westerly of Second Avenue;
- f. East 111th Street, a line 100 feet easterly of Second Avenue, East 112th Street, and a line 100 feet westerly of First Avenue;
- g. East 108th Street, a line 100 feet easterly of Second Avenue, a line midway between East 109th Street and East 110th Street, and a line 100 feet westerly of First Avenue;
- h. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, East 119th Street, and a line 100 feet westerly of Third Avenue;
- i. East 115th Street, a line 100 feet easterly of Third Avenue, East 122nd Street, and a line 100 feet westerly of Second Avenue;
- j. East 118th Street, a line 100 feet easterly of Second Avenue, East 120th Street, and a line 100 feet westerly of First Avenue; and
- k. East 114th Street, a line 100 feet westerly of Pleasant Avenue, East 120th Street, Pleasant Avenue, East 119th Street, a line 100 feet easterly of Pleasant Avenue, East 116th Street, and Pleasant Avenue;

4. changing from an R7-2 District to an R7B District property bounded by:

- a. a line midway between East 101st Street and East 102nd Street, a line 100 feet easterly of Lexington Avenue, East 105th Street, and a line 100 feet westerly of Third Avenue;
- b. East 115th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), and a line 100 feet westerly of Third Avenue;
- c. East 119th Street, a line 100 feet easterly of Lexington Avenue, East 122nd Street, and a line 100 feet westerly of Third Avenue;
- d. East 115th Street, a line 100 feet easterly of Second Avenue, East 118th Street, and a line 100 feet westerly of First Avenue;
- e. East 114th Street, a line 100 feet easterly of First Avenue, East 120th

Street, and a line 100 feet westerly of Pleasant Avenue; and

- f. East 118th Street, a line 100 feet easterly of Pleasant Avenue, East 119th Street, and a line 355 feet easterly of Pleasant Avenue;

- 5. **changing from an R7-2 District to an R7X District property bounded by** East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;

- 6. **changing from an R7-2 District to an R8A District property bounded by:**

- a. East 99th Street, a line 100 feet westerly of Third Avenue, East 112th Street, a line 100 feet easterly of Third Avenue, East 109th Street, Third Avenue, East 106th Street, a line 100 feet easterly of Third Avenue, East 104th Street, and Third Avenue;
- b. East 99th Street, Second Avenue, East 104th Street, a line 100 feet westerly of Second Avenue, East 106th Street, and a line 100 feet easterly of Second Avenue;
- c. East 99th Street, a line 100 feet westerly of First Avenue, East 106th Street, and First Avenue;
- d. East 108th Street, Second Avenue, East 109th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
- e. East 108th Street, a line 100 feet westerly of First Avenue, a line midway between East 109th Street and East 110th Street, and First Avenue;
- f. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue; and
- g. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;

- 7. **changing from a C4-4 District to a C4-4D* District property bounded by** East 115th Street, a line 100 feet westerly of Third Avenue, East 122nd Street, and a line 100 feet easterly of Third Avenue;

- 8. **changing from an M1-4 District to an R7A District property bounded by** a line

midway between East 109th Street and East 110th Street, a line 100 feet easterly of Second Avenue, East 111th Street, a line 475 feet westerly of First Avenue, East 110th Street, and a line 100 feet westerly of First Avenue;

9. **changing from an M1-4 District to an R8A District property bounded by** a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue;
10. **changing from an M3-2 District to an M1-4 District property bounded by** East 110th Street, a line 475 feet westerly of First Avenue, East 111th Street, and First Avenue;
11. **establishing within the proposed R7A District a C1-5 District bounded by:**
 - a. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;
 - b. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Third Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Second Avenue; and
 - c. a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st Street and East 122nd Street, and a line 100 feet westerly of Second Avenue;
12. **establishing within the proposed R7X District a C1-5 District bounded by** East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;
13. **establishing within the proposed R8A District a C1-5 District bounded by:**
 - a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
 - b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet

easterly of Second Avenue; and

- c. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;

14. establishing within the proposed R7A District a C2-5 District bounded by a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Third Avenue;

15. establishing within the proposed R7X District a C2-5 District bounded by East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue; and

16. establishing within the proposed R8A District a C2-5 District bounded by:

- a. a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue; and
- b. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue;

partially within the Special Transit Land Use District, partially within the Bella Vista Urban Renewal Area and the Metro North 1 Urban Renewal Area, as shown on a diagram (for illustrative purposes only) dated February 13, 2003 and subject to the conditions of CEQR Declaration E-114.

* Note: Refer to related application (N 030233 ZRY) for an amendment to the Zoning Resolution for proposed changes to several sections relating to the establishment of a C4-4D District.

(On March 19, 2003, Cal. No. 4, the Commission scheduled April 2, 2003 for a public hearing. On April 2, 2003, Cal. No. 12, the hearing was closed.)

For consideration.

No. 22

Citywide

N 030233 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York relating to the establishment of a C4-4D General Commercial District.

Matter in **graytone** is new, to be added;

Matter in *italics* or within # # is defined in Section 12-10;

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

11-12

Establishment of Districts

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

C4-4A General Commercial District

C4-4D General Commercial District

C4-5 General Commercial District

33-294

Other special provisions along certain district boundaries

C1-6A C1-7A C1-8A C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A **C4-4D** C4-5A
C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3X C6-4A C6-4X

In the districts indicated, and in C1 and C2 Districts mapped within R6A, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, the #development# or #enlargement# of a #building#, or portions thereof, within 25 feet of an R1, R2, R3, R4, R5 or R6B District shall comply with the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts).

33-432

In other Commercial Districts

SKY EXPOSURE PLANE
IN OTHER COMMERCIAL DISTRICTS

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D
C4-5A C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3X C6-4A C6-4X

- (b) In the districts indicated, the height and setback regulations of Sections 33-43 through 33-457, inclusive, shall not apply. In lieu thereof, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall apply.

33-492

Height limitations for narrow buildings or enlargements

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C4-4D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3X C6-4A C6-4X

In the districts indicated, and in C1 and C2 Districts mapped within R7-2, R7X, R8, R9 and R10 Districts, if the width of the #street wall# of a new #building# or the #enlarged# portion of an existing #building# is 45 feet or less, the provisions of Section 23-692 (Height limitations for narrow buildings or enlargements) shall apply to such new or #enlarged building#.

34-011

Quality Housing Program

In C1 and C2 Districts mapped within #Residence Districts# with a letter suffix, and in C1-6A, C1-7A, C1-8A, C1-8X, C1-9A, C2-6A, C2-7A, C2-7X, C2-8A, C4-2A, C4-3A, C4-4A, C4-4D, C4-5A, C4-5X, C4-6A, C4-7A, C5-1A, C5-2A, C6-2A, C6-3A, C6-3X, C6-4A or C6-4X Districts, #residential buildings# shall comply with all of the requirements of Article II, Chapter 8 (Quality Housing Program).

34-112

Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts

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

In the districts indicated, the applicable #bulk# regulations are the #bulk# regulations for the #Residence Districts# set forth in the following table:

Districts	Applicable #Residence District#
***	***
C1-7 C4-2F C6-2	R8
C1-7A C4-4D C6-2A	R8A
C1-8 C2-7 C6-3	R9
***	***

35-011
Quality Housing Program

In C1 and C2 Districts mapped within #Residence Districts# with a letter suffix, and in C1-6A, C1-7A, C1-8A, C1-8X, C1-9A, C2-6A, C2-7A, C2-7X, C2-8A, C4-2A, C4-3A, C4-4A, C4-4D, C4-5A, C4-5X, C4-6A, C4-7A, C5-1A, C5-2A, C6-2A, C6-3A, C6-3X, C6-4A or C6-4X Districts, any #residential# portion of a #mixed building# shall comply with all of the regulations of Article II, Chapter 8 (Quality Housing Program), and the entire #building# shall comply with the applicable provisions of Article II, Chapter 8.

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

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-3X C6-4A C6-4X

- (b) In the districts indicated, the #bulk# regulations for #residential# portions of #mixed buildings# are the #bulk# regulations for the #Residence Districts# set forth in the following table. However, the height and setback regulations of Sections 23-60 through 23-65, inclusive, shall not apply. In lieu thereof, Section 35-24 shall apply to such #mixed building#.

not exceed 60 percent of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

(b) #Street wall# location

C1-7A C1-8A C1-8X C1-9A C2-7A C2-7X C2-8A **C4-4D**

(2) In the districts indicated, and in C1 or C2 Districts when mapped within R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other C1 or C2 Districts with a #residential# equivalent of an R8, R9 or R10 District where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the following #street wall# location provisions shall apply along #wide streets#, and along #narrow streets# within 50 feet of their intersection with a #wide street#:

- (i) The #street wall# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to at least the minimum base height specified in Table A of this Section for #buildings# in contextual districts, or Table B for #buildings# in non-contextual districts or the height of the #building#, whichever is less. To allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.
- (ii) Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

Above a height of 12 feet above the #base plane#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet

along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except to articulate the #street walls# as set forth in paragraph (b)(2)(i) of this Section.

- (iii) For #developments# that occupy the entire #block# frontage of a #street# and provide a continuous sidewalk widening along such #street line#, the boundary of the sidewalk widening shall be considered to be the #street line# for the purposes of this Section.

The preceding #street wall# provisions shall not apply along #narrow streets# beyond 50 feet of their intersection with a #wide street#, nor along any #street frontage# of a #zoning lot# occupied by existing #buildings#.

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A **C4-4D**
C4-5A C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3X C6-4A C6-4X

- (c) Setback regulations

In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, all #developments# or #enlargements# shall comply with the following provisions:

- (1) At a height not lower than the minimum base height or higher than the maximum base height specified in Table A of this Section for #buildings# in contextual districts, and Table B for #buildings# in non-contextual districts, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#.
- (2) These setback provisions are optional for any building wall that is either located beyond 50 feet of a #street line# or oriented so that lines

drawn perpendicular to it in plan would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#. Furthermore, dormers provided in accordance with the provisions of paragraph (a) of this Section may penetrate a required setback area.

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A **C4-4D**
 C4-5A C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-3X C6-4A C6-4X

(e) Additional regulations

In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the following additional provisions shall apply to all #developments# or #enlargements#:

TABLE A
 HEIGHT AND SETBACK FOR BUILDINGS
 IN CONTEXTUAL DISTRICTS

District	Minimum Base Height	Maximum Base Height	Maximum Building Height
***	***	***	***
C1 or C2 mapped in R8B	55	60	75
C1 or C2 mapped in R8A C1-7A C4-4D C6-2A	60	85	120
C1 or C2 mapped in R8X	60	85	150
***	***	***	***

36-52
Size and Location of Spaces

C1 C2 C3 C4 C5 C6 C7 C8

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D
C4-5A C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-4A C6-4X

(b) Location of parking spaces in certain districts

In the districts indicated, and in C1 and C2 Districts mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A and R10X Districts, #accessory# off-street parking spaces shall not be located between the #street wall# of a #building# and any #street line# that is coincident with the boundary of a #Commercial District# mapped along an entire blockfront. Where a #zoning lot# is bounded by more than one #street line# that is coincident with the boundary of a #Commercial District# mapped along an entire blockfront, this provision need not apply along more than one #street line#.

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.

TABLE C
HEIGHT AND SETBACK FOR ALL BUILDINGS
IN MEDIUM AND HIGH DENSITY CONTEXTUAL DISTRICTS

District	Minimum Base Height	Maximum Base Height	Maximum Building Height
***	***	***	***
R8B C1 or C2 mapped within R8B	55	60	75
R8A C1 or C2 mapped within R8A C1-7A C4-4D C6-2A	60	85	120
R8X C1 or C2 mapped within R8X	60	85	150
***	***	***	***

(On March 19, 2003, Cal. No. 5, the Commission scheduled April 2, 2003 for a public hearing. On April 2, 2003, Cal. No. 13, the hearing was closed.)

For consideration.

No. 23

CD 6

N 030417 PXM

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for **use of property located at 323 East 44th Street and 793 1st Avenue** (Block 1337, Lots 14 and 1102).

(On April 9, 2003, the Commission duly advertised April 23, 2003 for a public hearing. On April 23, 2003, Cal. No. 19, the hearing was closed.)

For consideration.

No. 24

CD 1

N 030124 ZAM

IN THE MATTER OF an application submitted by the 161 Hudson Street LLC., **for the grant of an authorization**, pursuant to Section 111-23 of the Zoning Resolution to modify the use regulations of Sections 111-101 and 111-103(b) to allow twenty four loft dwellings in floors one through nine in a building located at 161 Hudson Street (Block 215, Lot 19) in an M1-5 District, within the Special Tribeca Mixed Use District, Area B2.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Manhattan Office of the Department of City Planning, 22 Reade Street, Room 6N, New York, NY 10007.

For consideration.

BOROUGH OF QUEENS

No. 25

CD 14

C 030193 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to 197-c of the New York City Charter, **for the disposition of four (4) city-owned properties** pursuant to zoning.

Block	Lot	Address/Location
15728	101	Bay 32 nd Place
16066	50	Thursby Avenue
16103	84	322 Beach 84 Street
16166	486	Beach 116 Street

(On March 19, 2003, Cal. No. 6, the Commission scheduled April 2, 2003 for a public hearing. On April 2, 2003, Cal. No. 14, the hearing was closed.)

For consideration.

No. 26

CD 2

N 020594 ZAR

IN THE MATTER OF an application submitted by Robin Quivers for the grant of authorizations pursuant to Sections 105-421, 105-423, and 105-424 of the Zoning Resolution to modify topography, alter botanical environment or remove trees, and alter other natural features, respectively, **to allow expansion of a single-family home and installation of an in-ground swimming pool at 511 Ocean Terrace (Block 684, Lots 20 and 24) in an R1-1 district 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.

For consideration.
