

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 14, 2005
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 050461 HAK	5	GRANVILLE PAYNE HOUSING	Scheduled to be Heard 9/28/05
2	N 060053 ZRK	7	SOUTH PARK SLOPE REZONING	" "
3	C 060054 ZMK	7	" "	" "
4	C 050145 ZMR	3	BAY TERRACE REZONING	" "
5	C 050180 ZMR	3	OAKWOOD REZONING	" "
6	C 050527 HAX	6	BURKE PLAZA	Favorable Report Adopted
7	C 030276 ZMK	3	SPENCER STREET/DEKALB AVENUE REZONING	" "
8	M 030440 ZMK	3	" "	" "
9	C 050393 ZMK	13	OCEAN DREAMS	" "
10	N 060035 HKM	5	PLAZA HOTEL INTERIOR LANDMARK	Forward Report to City Council
11	C 050453 ZMR	1	STATEN ISLAND COMMERCIAL OVERLAY REZONINGS	Fav. Report Adopted as Modified
12	C 050454 ZMR	2	" "	Favorable Report Adopted
13	C 050455 ZMR	3	" "	" "
14	C 030399 ZSR	3	VETERANS ROAD SHOPPING CENTER	" "
15	N 030400 RAR	3	" "	Authorization Approved
16	N 050475 RAR	3	111-131 BARRY STREET	" "
17	N 040329 RAR	3	176 ARBUTUS AVENUE	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		6	7	8	9	10	11	12	13	14	15	16	17		
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Irwin Cantor, P.E.	P	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		
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Richard W. Eaddy	A														
Jane D. Gol	P	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		
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Karen A. Phillips	P	Y	N	N	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		

MEETING ADJOURNED AT: 1:40 P.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 14, 2005

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

22 READE STREET

NEW YORK, NEW YORK



Michael R. Bloomberg, Mayor

City of New York

[No. 20]

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, SEPTEMBER 14, 2005

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	17
III. Public Hearings	29
IV Schedule Of Meetings: July 1, 2005 - December 31, 2005.....	40

**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 September 28, 2005 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____
 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

SEPTEMBER 14, 2005

**APPROVAL OF MINUTES OF Regular Meeting of August 24, 2005
and Special Meeting of September 12, 2005**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 28, 2005
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

GRANVILLE PAYNE HOUSING

CD 5

C 050461 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 367 Sheffield Avenue, part of Site 103A within the East New York 1 Urban Renewal Area; and 636 and 638 Sutter Avenue (Block 3771, Lots 6, 28 and 29), 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 367 Sheffield Avenue (Block 3771, Lot 6) to a developer selected by HPD;

to facilitate development of a seven-story building tentatively known as Granville Payne Housing, with retail space and approximately 103 residential units for low income persons, to be developed under the New York City Housing Development Corporation's Mixed Income Rental Program.

Resolution for adoption scheduling September 28, 2005 for a public hearing.

Nos. 2 & 3

SOUTH PARK SLOPE REZONING

No. 2

CD 7

N 060053 ZRK

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

Matter in underline is new, to be added;

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

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

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

23-922

Community Districts 1 and 7, Borough of Brooklyn

The Inclusionary Housing Program shall apply in the following areas:

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

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

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

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

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

(~~1~~i) the #block# bounded by Havemeyer Street, North Sixth Street, Metropolitan Avenue and North Fifth Street;

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

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

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

23-93

Definitions

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

Administering agent

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

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

* * *

Fair rent

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

shelter allowance if the #family# receives public assistance, or 30 percent of the annual income of the tenant of such housing, provided that such tenant is a #lower income household# at the time of initial occupancy pursuant to the provisions of this program.

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

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

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

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

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

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

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

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

improvement to such #lower income housing# other than those capital improvements set forth in the #lower income housing plan#.

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

Lower income household

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

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

Lower income housing

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

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

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

* * *

23-942

In Community Districts 1 and 7, Borough of Brooklyn

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

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

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

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

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

In addition, the following rules shall apply:

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

23-95

Lower Income Housing Requirements

* * *

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

(g) Insurance

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

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

* * *

23-951**On-site new construction option**

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

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

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

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

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

23-952

Substantial rehabilitation and off-site new construction options

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

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

development# in Community District 1, Borough of Brooklyn, shall be located in an adjacent Community District in the Borough of Brooklyn.

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

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

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

23-953

Preservation option

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

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

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

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

* * *

24-161

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

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

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

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

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

* * *

35-31

Maximum Floor Area Ratio for Mixed Buildings

C1 C2 C3 C4 C5 C6

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

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

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

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

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

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

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

* * *

Resolution for adoption scheduling September 28, 2005 for a public hearing.

No. 3

CD 7

C 060054 ZMK

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

1. **eliminating from an existing R5 District a C2-3 District bounded by:**
 - a. 16th Street, a line 100 feet southeasterly of 7th Avenue, Prospect Avenue, and 7th Avenue; and
 - b. 16th Street, Prospect Park West, 18th Street, and a line 150 feet northwesterly of Prospect Park West;
2. **eliminating from an existing R5B District a C2-3 District bounded by:**
 - a. 16th Street, a line 150 feet southeasterly of Prospect Park West, Windsor Place, and Prospect Park West; and
 - b. Prospect Avenue, a line 150 feet southeasterly of Prospect Park West, 18th Street, and Prospect Park West;
3. **eliminating from an existing R6 District a C1-3 District bounded by:**
 - a. 21st Street, a line 150 feet southeasterly of 4th Avenue, 24th Street, and 4th Avenue;
 - b. 15th Street, a line 150 feet southeasterly of 5th Avenue, Prospect Avenue, and a line 150 feet northwesterly of 5th Avenue; and
 - c. Prospect Expressway, a line 100 feet southeasterly of 5th Avenue, 17th Street, a line 150 feet southeasterly of 5th Avenue, 23rd Street, a line 150 feet northwesterly of 5th Avenue, 17th Street, and 5th Avenue;
4. **eliminating from an existing R6 District a C2-3 District bounded by:**
 - a. 15th Street, a line 100 feet southeasterly of 3rd Avenue, a line 80 feet northeasterly of Prospect Avenue, a line 180 feet southeasterly of 3rd Avenue, Prospect Avenue, and 3rd Avenue;
 - b. 15th Street, a line 150 feet southeasterly of 4th Avenue, Prospect Avenue, and a line 100 feet northwesterly of 4th Avenue;
 - c. Prospect Expressway, a line 150 feet southeasterly of 4th Avenue, 20th Street, and 4th Avenue;

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

- d. 15th Street, a line 100 feet westerly of Bartel Pritchard Square, a line 100 feet northwesterly of Prospect Park West, 16th Street, a line 400 feet southeasterly of 8th Avenue, Windsor Place, 8th Avenue, 16th Street, and a line 100 feet southeasterly of 7th Avenue;
10. **changing from an R6 District to an R8A District property bounded by** 15th Street, a line 100 feet southeasterly of 4th Avenue, 24th Street, 4th Avenue, Prospect Avenue, and a line 100 feet northwesterly of 4th Avenue;
 11. **changing from an R6 District to a C4-3A District property bounded by** 15th Street, a line 100 feet southeasterly of 5th Avenue, Prospect Expressway, and a line 100 feet northwesterly of 5th Avenue;
 12. **establishing within an existing R5B District a C2-4 District bounded by:**
 - a. 16th Street, a line 100 feet southeasterly of Prospect Park West, Windsor Place, and Prospect Park West; and
 - b. Prospect Avenue, a line 100 feet southeasterly of Prospect Park West, 18th Street, and Prospect Park West;
 13. **establishing within an existing R8B District a C2-4 District bounded by** 15th Street, Bartel Pritchard Square, Prospect Park Southwest, a line 100 feet southeasterly of Bartel Pritchard Square, a line 100 feet southeasterly of Prospect Park West, 16th Street, a line 100 feet northwesterly of Prospect Park West, and a line 100 feet easterly of Bartel Pritchard Square;
 14. **establishing within a proposed R5B District a C2-4 District bounded by** 16th Street, Prospect Park West, 18th Street, and a line 100 feet northwesterly of Prospect Park West;
 15. **establishing within a proposed R6A District a C2-4 District bounded by:**
 - a. 15th Street, a line 100 feet southeasterly of 3rd Avenue, Prospect Avenue, and 3rd Avenue;
 - b. Prospect Expressway, a line 100 feet southeasterly of 5th Avenue, 23rd Street, 5th Avenue, 24th Street, and a line 100 feet northwesterly of 5th Avenue; and
 - c. 15th Street, a line 100 feet southeasterly of 7th Avenue, Prospect Avenue, and 7th Avenue;
 16. **establishing within a proposed R6B District a C2-4 District bounded by:**
 - a. a line 80 feet northeasterly of Prospect Avenue, a line 180 feet southeasterly of 3rd Avenue, Prospect Avenue, and a line 100 feet southeasterly of 3rd Avenue; and

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

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

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

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

Resolution for adoption scheduling September 28, 2005 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 4

BAY TERRACE REZONING

CD 3

C 050145 ZMR

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

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

Resolution for adoption scheduling September 28, 2005 for a public hearing.

No. 5

OAKWOOD REZONING

CD 3

C 050180 ZMR

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

Resolution for adoption scheduling September 28, 2005 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 6

BURKE PLAZA

CD 6

C 050527 HAX

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 871 and 875 East 179th Street (Block 3123, Lots 76 and 77) 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 7-story building, tentatively known as Burke Plaza, with approximately 40 dwelling units to be developed under the NYS Division of Housing and Community Renewal's Housing Trust Fund Program.

(On August 10, 2005, Cal. No. 2, the Commission scheduled August 24, 2005 for a public hearing. On August 24, 2005, Cal. No. 20, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

Nos. 7 & 8

SPENCER STREET/DEKALB AVENUE REZONING

No. 7

CD 3

C 030276 ZMK

IN THE MATTER OF an application submitted by Middleland, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 17a changing from an M1-5 District to an R6 District property bounded by a line 50 feet easterly of Spencer Street, a line 100 feet northerly of DeKalb Avenue, Spencer Street, a line 133 feet northerly of De Kalb Avenue, a line midway between Spencer Street and Walworth Street, a line 108 feet northerly of DeKalb Avenue, Walworth Street and DeKalb Avenue**, as shown on a diagram (for illustrative purposes only) dated April 25, 2005.

(On July 27, 2005, Cal. No. 1, the Commission scheduled August 10, 2005 for a public hearing. On August 10, 2005, Cal. No 17, the hearing was closed.)

For consideration.

No. 8

CD 3

M 030440 ZMK

IN THE MATTER OF an application submitted by Middleland, Inc. for the cancellation of Restrictive Declaration D-15, which was approved as part of a Zoning Map Amendment (CP 23030) to provide offsite accessory parking in connection with the development of a manufacturing facility on an adjacent parcel of land bounded by Walworth Street, DeKalb Avenue and Nostrand Avenue, on property located at 223/225 Spencer Street and 557 De Kalb Avenue (Block 1763, Lots 1, 2 and 62).

For consideration.

No. 9

OCEAN DREAMS

CD 13

C 050393 ZMK

IN THE MATTER OF an application submitted by the Ocean Dreams LLC, pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map**, Section Nos. 28b and 28d, **changing from an R5 District to an R6A** District property bounded by Surf Avenue, West 35th Street, the northerly boundary line of Coney Island Beach, and West 37th Street, as shown on a diagram (for illustrative purposes only) dated April 25, 2005.

(On July 27, 2005, Cal. No. 2, the Commission scheduled August 10, 2005 for a public hearing. On August 10, 2005, Cal. No. 18, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 10

PLAZA HOTEL INTERIOR LANDMARK

CD 5

N 060035 HKM

IN THE MATTER OF a communication dated July 21, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Plaza Hotel, Ground, Mezzanine and First Floor Interiors, 768 Fifth Avenue a.k.a. 764-768 Fifth Avenue, 770-778 Fifth Avenue, 764-778 Grand Army Plaza, 2-20 Central Park South, 1-19 West 58th Street (Block 1274, Lot 25) by the Landmarks Preservation Commission on July 12, 2005 (List No. 366/LP No. 2174), Borough of Manhattan, Community District 5.

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 11, 12 & 13

STATEN ISLAND COMMERCIAL OVERLAY REZONINGS

No. 11

CD 1

C 050453 ZMR

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 20c, 20d, 21a, 21b, 21c and 21d:**

- 1. eliminating from an existing R3A District a C1-3 District (diagram 1 of 13) bounded by** a line 100 feet southerly of Grove Avenue, Maple Avenue, a line 150 feet southerly of Grove Avenue, and Faber Street;
- 2. eliminating from an existing R3A District a C1-2 District (diagram 2 of 13) bounded by:**
 - a.** Post Avenue, the southwesterly centerline prolongation of Park Avenue, a line midway between Albion Place and Post Avenue, a line 120 feet northwesterly of Heberton Avenue, Post Avenue, a line 120 feet northwesterly of Heberton Avenue, a line midway between Post Avenue and Palmer Avenue, and a line 100 feet southeasterly of Port Richmond Avenue; and
 - b.** Post Avenue, the southwesterly centerline prolongation of Simonson Avenue, a line midway between Post Avenue and Palmer Avenue, and a line 50 feet southeasterly of Decker Avenue;
- 3. eliminating from an existing R3A District a C2-1 District (diagram 2 of 13) bounded by:**
 - a.** Post Avenue, a line 25 feet northwesterly of Cortlandt Street, a line midway between Post Avenue and Palmer Avenue, and the southwesterly centerline prolongation of Simonson Avenue; and
 - b.** Hurst Street, Dubois Avenue, a line 150 feet southerly of Post Avenue, a line 100 feet westerly of Dubois Avenue, a line 200 feet southwesterly of Hurst Street, and Jewett Avenue;
- 4. eliminating from an existing R2 District a C1-1 District (diagram 3 of 13) bounded by** a line 100 feet southerly of Castleton Avenue, Bard Avenue, a line 200 feet southerly of Castleton Avenue, and North Mada Avenue;

5. **eliminating from an existing R3X District a C1-1 District (diagram 3 of 13) bounded by:**
 - a. a line 200 feet northerly of Castleton Avenue, Davis Avenue, a line 100 feet northerly of Castleton Avenue, and Bement Avenue;
 - b. a line 100 feet southerly of Castleton Avenue, North Mada Avenue, a line 200 feet southerly of Castleton Avenue, and Bement Avenue; and
 - c. a line 100 feet southerly of Castleton Avenue, a line midway between Hoyt Avenue and Bard Avenue, a line 200 feet southerly of Castleton Avenue, and Bard Avenue;
6. **eliminating from an existing R2 District a C1-2 District (diagram 3 of 13) bounded by** a line 110 feet northerly of Alban Street, a line 150 feet easterly of Davis Avenue, Alban Street, and a line 125 feet easterly of Davis Avenue;
7. **eliminating from an existing R3X District a C1-2 District (diagram 3 of 13) bounded by** Henderson Avenue, a line 150 feet easterly of Davis Avenue, a line 110 feet northerly of Alban Street, a line 125 feet easterly of Davis Avenue, Alban Street, Davis Avenue, a line 125 feet northerly of Alban Street, and a line 100 feet easterly of Davis Avenue (straight line portion);
8. **eliminating from an existing R3X District a C1-2 District (diagram 4 of 13) bounded by** West Buchanan Street, a line 150 feet easterly of Lafayette Avenue, Cassidy Place, and Lafayette Avenue;
9. **eliminating from an existing R3A District a C2-2 District (diagram 5 of 13) bounded by** Richmond Terrace, a line 40 feet northwesterly of Nicholas Street, a line 100 feet southerly of Richmond Terrace, and a line 150 feet northwesterly of Nicholas Street;
10. **eliminating from an existing R3A District a C2-1 District (diagram 6 of 13) bounded by** the northwesterly centerline prolongation of Seymour Avenue, Port Richmond Avenue, a line 150 feet northerly of Port Richmond Avenue, and Van Riper Street and its northerly centerline prolongation;
11. **eliminating from an existing R3X District a C2-1 District (diagram 7 of 13) bounded by** a perpendicular to the westerly street line of Jewett Avenue distant 225 feet northerly from the point of intersection of the westerly street line of Jewett Avenue and the northeasterly street line of Veltman Avenue, Jewett Avenue, Veltman Avenue, a line 150 feet southeasterly of Ordell Avenue, and a line 100 feet westerly of Jewett Avenue;
12. **eliminating from an existing R2 District a C1-2 District (diagram 8 of 13) bounded by** a line 150 feet northerly of Forest Avenue, Walbroke Avenue, a line 100 feet northerly of Forest Avenue, and Kissel Avenue;

13. **eliminating from an existing R3X District a C1-1 District (diagram 8 of 13) bounded by:**
- a. a line 200 feet northerly of Forest Avenue, Pelton Avenue, a line 100 feet northerly of Forest Avenue, and Bement Avenue;
 - b. a line 200 feet northerly of Forest Avenue, Bard Avenue, a line 125 feet northerly of Forest Avenue, and North Mada Avenue;
 - c. a line 200 feet northerly of Forest Avenue, Kissel Avenue, a line 100 feet northerly of Forest Avenue, and Hoyt Avenue; and
 - d. a line 100 feet southerly of Forest Avenue, Bard Avenue, Forest Avenue, City Boulevard, a line 100 feet southerly of Forest Avenue, Metropolitan Avenue, Dana Street, City Boulevard, a line 200 feet southerly of Forest Avenue, and Bement Avenue;
14. **eliminating from an existing R3X District a C1-2 District (diagram 8 of 13) bounded by** a line 100 feet southerly of Forest Avenue, Oakwood Avenue, and a line 150 feet southerly of Forest Avenue, and Metropolitan Avenue;
15. **eliminating from an existing R3X District a C1-1 District (diagram 9 of 13) bounded by:**
- a. a line 100 feet southerly of Watchogue Road, Cheves Avenue, Ruth Street and its easterly centerline prolongation, and Livermore Avenue; and
 - b. a line midway between Leonard Avenue and Waters Avenue, Jewett Avenue, Waters Avenue, and the northerly prolongation of the easterly street line of Dakota Place;
16. **eliminating from an existing R3X District a C1-2 District (diagram 9 of 13) bounded by** Watchogue Road, a line 200 feet northwesterly of the northwesterly street line of Frederick Street, a line 150 feet southwesterly of Watchogue Road, and a line 300 feet northwesterly of the northwesterly street line of Frederick Street;
17. **eliminating from an existing R2 District a C1-2 District (diagram 10 of 13) bounded by** Drake Avenue, a line 150 feet easterly of Manor Road, Rice Avenue, a line 100 feet easterly of Manor Road, Utter Avenue, Manor Road, a line 100 feet southerly of Drake Avenue, and a line 100 feet easterly of Manor Road;
18. **eliminating from an existing R3X District a C1-2 District (diagram 10 of 13) bounded by** College Avenue, Manor Road, Maine Avenue, a line 100 feet westerly of Manor Road, Merriman Avenue, a line 150 feet westerly of Manor Road, Maine Avenue, and Delaware Place;

19. **eliminating from an existing R3-1 District a C1-1 District (diagram 11 of 13) bounded by** a line 200 feet northerly of Victory Boulevard, Hodges Place, a line 100 feet northerly of Victory Boulevard, and a line 110 feet westerly of Winthrop Place;
20. **eliminating from an existing R2 District a C2-1 District (diagram 12 of 13) bounded by** Victory Boulevard, Seneca Avenue, a line 150 feet southeasterly of Victory Boulevard, and Logan Avenue; and
21. **eliminating from an existing R3A District a C1-1 District (diagram 13 of 13) bounded by:**
 - a. St. Mary's Avenue, a line 150 feet southwesterly of Tompkins Avenue, Hylan Boulevard, Vaughan Street, Clifton Avenue, and a line 200 feet southwesterly of Tompkins Avenue; and
 - b. St. Mary's Avenue, a line 200 feet northeasterly of Tompkins Avenue, Clifton Avenue, and a line 135 feet northeasterly of Tompkins Avenue;

partially within the Special Hillside Preservation District, as shown on diagrams 1 through 13 (for illustrative purposes only) dated May 23, 2005.

(On July 27, 2005, Cal. No. 6, the Commission scheduled August 10, 2005 for a public hearing. On August 10, 2005, Cal. No. 22, the hearing was closed.)

For consideration.

No. 12

CD 2

C 050454 ZMR

IN THE MATTER OF an application submitted by the Department of City Planning Pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 27a and 27b:**

1. **eliminating from an existing R3-1 District a C1-1 District (diagram 1 of 4) bounded by:**
 - a. Willowbrook Road, a line 120 feet westerly of Bradley Avenue, a line 200 Feet southerly of Willowbrook Road, and Roosevelt Avenue; and
 - b. Bradley Avenue, a line 120 Feet southerly of Holden Boulevard, a line 115

Feet easterly of Bradley Avenue, a line 60 feet southerly of Holden Boulevard, Wellbrook Avenue, and a line 200 feet southerly of Holden Boulevard;

2. **eliminating from an existing R3-1 District a C1-1 District (diagram 2 of 4) bounded by** Colfax Avenue, a line 200 feet southeasterly of Richmond Road, Lincoln Avenue, and a line 150 feet southeasterly of Richmond Road;
3. **eliminating from an existing R1-2 District a C1-1 District (diagram 3 of 4) Bounded by** the northwesterly street line prolongation of Garretson Avenue, a line 310 feet northerly of Four Corners Road, and a line 200 feet westerly of Richmond Road; and
4. **eliminating from an existing R3-1 District a C2-1 District (diagram 4 of 4) Bounded by** 4th Street, a line 50 feet southwesterly of Rose Avenue, a line 75 feet northwesterly of New Dorp Plaza, and a line 100 feet northeasterly of Ross Avenue;

partially within a Special Natural Area District (NA-1), as shown on diagrams 1 through 4 (for illustrative purposes only) dated May 23, 2005.

(On July 27, 2005, Cal. No. 7, the Commission scheduled August 10, 2005 for a public hearing. On August 10, 2005, Cal. No. 23, the hearing was closed.)

For consideration.

No. 13

CD 3

C 050455 ZMR

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 33b, 33c and 35a:**

1. **eliminating from an existing R3A District a C2-1 District (diagram 1 of 3) bounded by:**
 - a. a centerline of the New York City Railroad Right-of-Way (SIRTOA), a line 75 feet southwesterly of Tracy Avenue, Arthur Kill Road, a line 220 feet northeasterly of Johnson Avenue, a line 180 feet northwesterly of Arthur Kill Road, Johnson Avenue, Arthur Kill Road, a line 145 feet northeasterly of Main Street, a line 180 feet northwesterly of Arthur Kill Road, Main Street, Utah Street, and Johnson Avenue and its northwesterly centerline prolongation;

- b. Arthur Kill Road, Main Street, a line 100 feet southeasterly of Arthur Kill Road, a line midway between Main Street and Tyrrell Street and its southeasterly prolongation, the centerline of former Betty Place, the centerline of former Chelsea Street, a line 300 feet northwesterly of Craig Avenue, Main Street, a line 370 feet southeasterly of Arthur Kill Road, and a line 200 feet southwesterly of Main Street;
 - c. a line 150 feet northwesterly of Amboy Road, a line 70 feet southwesterly of Johnson Avenue, Amboy Road, Brighton Street, a line 150 feet southeasterly of Amboy Road, Chelsea Street, and the centerline of former Chelsea Street;
 - d. Amboy Road, Main Street, a line 150 feet southeasterly of Amboy Road, and Swinnerton Street; and
 - e. Amboy Road, Sleigh Avenue, a line 150 feet southeasterly of Amboy Road, and Yetman Avenue;
2. **eliminating from an existing R3A District a C1-1 District (diagram 1 of 3) bounded by:**
- a. a line 200 feet northwesterly of Amboy Road, Wood Avenue, Amboy Road and Lee Avenue; and
 - b. a line 200 feet northwesterly of Amboy Road, Brehaut Avenue, a line 125 feet northwesterly of Amboy Road, Barnard Avenue, Amboy Road, a line 200 feet southwesterly of Brehaut Avenue, the northerly street line of former DeWitt Street and its southwesterly prolongation, Sprague Avenue, a line 200 feet southeasterly of Amboy Road, a line 470 feet northeasterly of Sleigh Avenue, Amboy Road, and Fisher Avenue;
3. **eliminating from an existing R3X District a C1-1 District (diagram 2 of 3) bounded by** a line 150 feet southerly of Amboy Road, Sharrott Avenue, Penton Street, a line 100 feet westerly of Sharrott Avenue, a line 200 feet southerly of Penton Street, Sharrott Avenue, Bedell Street, Gilbert Place, Penton Street, and a line 175 feet southeasterly of Amboy Road;
4. **eliminating from an existing R3A District a C1-1 District (diagram 3 of 3) bounded by** Driggs Street, a line 100 feet southwesterly of Nelson Avenue, a line 100 feet northwesterly of Hylan Boulevard, and a line 200 feet southwesterly of Nelson Avenue; and
5. **eliminating from an existing R3-1 District a C1-1 District (diagram 3 of 3) bounded by:**

- a. a line 125 feet southeasterly of Florence Street, a line midway between Tarlee Place and Nelson Avenue, a line 175 feet northwesterly of Hylan Boulevard, and a line 15 feet northeasterly of Nelson Avenue; and
- b. a line 120 feet southeasterly of Hylan Boulevard, Nelson Avenue, Sweetwater Avenue, and Wiman Avenue;

within the Special South Richmond Development District, as shown on diagrams 1 through 4 (for illustrative purposes only) dated May 23, 2005.

(On July 27, 2005, Cal. No. 8, the Commission scheduled August 10, 2005 for a public hearing. On August 10, 2005, Cal. No. 24, the hearing was closed.)

For consideration.

Nos. 14 & 15

VETERANS ROAD SHOPPING CENTER

No. 14

CD 3

C 030399 ZSR

IN THE MATTER OF an application submitted by Guido Passarelli 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 the development of certain large retail establishments (Use Group 6 and 10A) with no limitation on floor area on property bounded by Veterans Road West, Tyrellan Avenue, Richmond Parkway and West Shore Parkway** (Block 7511, Lots 1, 19, 21, 23 & 30 {Tentative Lot 1}), in an M1-1 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 July 27, 2005, Cal. No. 9, the Commission scheduled August 10, 2005 for a public hearing. On August 10, 2005, Cal. No. 25, the hearing was closed.)

For consideration.

No. 15

CD 3

N 030400 RAR

IN THE MATTER OF an application submitted by Guido Passarelli **for the grant of authorizations** pursuant to Sections 107-64, 107-65 and 107-68 of the Zoning Resolution for the removal of trees, the modification of existing topography and modification of group parking facility and access regulations **to facilitate the development of a 136, 271 square foot shopping center with 454 accessory parking spaces at Veterans Road West, Tyrellan Avenue, Richmond Parkway and West Shore Parkway (Block 7511, Lots 1, 19, 21, 23 & 30 {Tentative Lot 1}) within the Special South Richmond Development District.**

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

For consideration.

No. 16

111-131 BARRY STREET

CD 3

N 050475 RAR

IN THE MATTER OF an application submitted by Michael Ricato **for grant of an authorization** pursuant to Section 107-65 for the modification of topography **to facilitate the creation of 8 zoning lots in order to accommodate 16 units of housing at 111-131 Barry Street (Block 6076, Lots 48, 53) within the Special South Richmond Development District.**

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

For consideration.

176 ARBUTUS AVENUE

CD 3

N 040329 RAR

IN THE MATTER of an application submitted by Robert Lafata **for the grant of an authorization** pursuant to Section 107-65 of the Zoning Resolution for the removal of trees, **to facilitate the creation of a garage, stable, driveway, tennis court, in-ground pool, patio, deck, horse corral and an addition to a one-family detached home (Block 6552, Lot 58) within the Special South Richmond Development District.**

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BRONX

No. 18

PARKVIEW COMMONS II

CD 3

C 050502 HAX

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 406, 416 and 418 East 161st Street (Block 2382, Lots 7, 12-13) and 417 and 419 East 160th Street (Block 2382, Lots 32 and 31), part of Site 43 within the Melrose Commons Urban Renewal Area, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor to be determined by HPD;

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

(On August 24, 2005, Cal. No. 1, the Commission scheduled September 14, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

MORRIS PARK REZONING

CD 11

C 050442 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 within an existing R4 District a C1-2 District bounded by** a line 150 feet northwesterly of Morris Park Avenue, Haight Avenue, a line 150 feet southeasterly of Morris Park Avenue, and Bogart Avenue;
2. **changing from an R4 District to an R4A District property bounded by:**
 - a. a line 100 feet southeasterly of Rhineland Avenue, Haight Avenue, a line 100 feet northwesterly of Morris Park Avenue, a line midway between Colden Avenue and Radcliff Avenue, a line 290 feet northwesterly of Morris Park Avenue, and Radcliff Avenue; and
 - b. a line 100 feet southeasterly of Morris Park Avenue, Lurting Avenue, Van Nest Avenue, Haight Avenue, a line 100 feet northwesterly of Pierce Avenue, Tomlinson Avenue, a line 200 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Yates Avenue, a line 100 feet southeasterly of Morris Park Avenue, Hering Avenue, Pierce Avenue, Tenbroeck Avenue, Sacket Avenue, a line 100 feet southwesterly of Yates Avenue, Pierce Avenue, Tomlinson Avenue and its southeasterly centerline prolongation, the southeasterly street line of Sacket Avenue, Colden Avenue and its southeasterly centerline prolongation, Pierce Avenue, Paulding Avenue, a line 100 feet northwesterly of Pierce Avenue, Radcliff Avenue, a line 200 feet southeasterly of Van Nest Avenue, and a line midway between Radcliff Avenue and Bogart Avenue;
3. **changing from an R4 District to an R4-1 District property bounded by** Morris Park Avenue, Bogart Avenue, a line 225 feet northwesterly

of Van Nest Avenue, a line midway between Radcliff Avenue and Bogart Avenue, a line 200 feet southeasterly of Van Nest Avenue, Radcliff Avenue, Pierce Avenue, Bogart Avenue, a line 190 feet northwesterly of Pierce Avenue, Fowler Avenue, a line perpendicular to the southwesterly street line of Fowler Avenue distant 220 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Fowler Avenue and the northwesterly street line of Pierce Avenue, a line 100 feet southwesterly of Fowler Avenue, a line 150 feet northwesterly of Van Nest Avenue, and Bronxdale Avenue; and

- 4. **establishing within an existing R4 District a C1-4 District bounded by** a line 100 feet northwesterly of Morris Park Avenue, Haight Avenue, a line 100 feet southeasterly of Morris Park Avenue, and Bogart Avenue;

as shown on a diagram (for illustrative purposes only) dated June 20, 2005.

(On August 24, 2005, Cal. No. 2, the Commission scheduled September 14, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 20

MYRTLE AVENUE APARTMENTS

CD3

C 050503 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 852-856 Myrtle Avenue (Block 1755, Lot 20), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor to be determined by HPD;

to facilitate development of a 6-story building, tentatively known as Myrtle Avenue Apartments, with approximately 33 residential units for low income persons, to be developed under the New York State Housing Trust Fund Program.

(On August 24, 2005, Cal. No. 3, the Commission scheduled September 14, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 21

POLICE DEPARTMENT NARCOTICS DIVISION OFFICE SPACE

CD 7

N 060099 PXQ

PUBLIC HEARING:

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 14-04 111th Street (Block 4045, Lot 1 and Block 4044, Lot 6) (Police Department's Queens Narcotics Division and Queens Warrant Squad Division).

(On August 31, 2005, the Commission duly advertised September 14, 2005 for a public hearing.)

Close the hearing.

No. 22

POLICE DEPARTMENT AUTO CRIME DIVISION OFFICE SPACE

CD 7

N 060100 PXQ

PUBLIC HEARING:

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 109-15 14th Avenue (Block 4031, Lot 1 and Block 4044, Lot 6) (Police Department's Auto Crime Division and Management Information Division).

(On August 31, 2005, the Commission duly advertised September 14, 2005 for a public hearing.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 23

LENOX POWELL APARTMENTS

CD 10

C 050460 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 115, 117 and 119 West 137th Street (Block 2006, Lots 20, 121 and 22) as an Urban Development Action Area; and
 - b) an Urban Development Action Area project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor to be determined by HPD;

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

(On August 24, 2005, Cal. No. 4, the Commission scheduled September 14, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

HIGHLINE TOWERS GARAGE

CD 4

C 050492 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by HLP Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Sections 13-562 and 74-52 of the Zoning Resolution **to allow an attended public parking garage with a maximum capacity of 718 spaces on portions of the first floor, the cellar and subcellar of a proposed mixed use building on property located at 501 West 17th Street** (Block 689, Lot 17), in a C6-4 District, within the Special West Chelsea District.

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

(On August 24, 2005, Cal. No. 5, the Commission scheduled September 14, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

EAST 115TH STREET CORNERSTONE PROJECT

CD 11

C 050483 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 1401, 1405, 1407, 1409, 1413 and 1415 Fifth Avenue (Block 1621, Lots 1, 3-4, 69, 70 and 72); 3 East 115th Street (Block 1621, Lot 5); 4, 6 and 8 East 116th Street (Block 1621, Lots , 67- 68, and 168), part of Site 34A within the Milbank Frawley Circle East Urban Renewal Area, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and

- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor to be determined by HPD;

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

(On August 24, 2005, Cal. No. 6, the Commission scheduled September 14, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

525 BROOME STREET

CD 2

C 050210 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Fluency LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit pursuant**

to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14D(2)(b) to allow retail uses (Use Group 6 uses) on the ground floor and cellar of an existing 6-story building on property located at 525 Broome Street (Block 476, Lots 1001 and 1002), in an M1-5B District.

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

(On August 24, 2005, Cal. No. 7, the Commission scheduled September 14, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

FAR WEST VILLAGE REZONING

CD 2

C 060006 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 Nos. 8b and 12a:**

1. **changing from a C1-7 District to an R6A District property bounded by** Charles Lane, a line 100 feet westerly of Washington Street, Charles Street, and a line 180 feet westerly of Washington Street;
2. **changing from a C6-2 District to an R6A district property bounded by** Perry Street, a line 100 feet westerly of Washington Street, Charles Lane, a line 180 feet westerly of Washington Street, Charles Street, and a line 100 feet easterly of West Street;
3. **changing from a C1-7 District to a C1-6A District property bounded by:**
 - a. Bank Street, Washington Street, Charles Street, a line 100 feet westerly of Washington Street, Charles Lane, a line 95 feet westerly of Washington Street, West 11th Street, a line 150 feet westerly of Washington Street, a line midway between Bank Street and West 11th Street, and a line 120 feet easterly of West Street; and
 - b. Christopher Street, Washington Street, Morton Street, West Street, Barrow Street, and a line 95 feet westerly of Washington Street;

4. changing from a C6-2 District to a C1-6A District property bounded by:

- a. a line midway between Jane Street and West 12th Street, a line 110 feet westerly of Washington Street, West 12th Street, a line 90 feet westerly of Washington Street, a line midway between West 12th Street and Bethune Street, a line 125 feet easterly of West Street, West 12th Street, and a line 100 feet easterly of West Street;
- b. Bank Street, a line 120 feet easterly of West Street, a line midway between Bank Street and West 11th Street, a line 150 feet westerly of Washington Street, West 11th Street, a line 95 feet westerly of Washington Street, Charles Lane, a line 100 feet westerly of Washington Street, Perry Street, and a line 100 feet easterly of West Street; and
- c. Charles Street and its westerly centerline prolongation, a line 90 feet easterly of West Street, West 10th Street, a line perpendicular to the southerly street line of West 10th Street distant 80 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of West 10th Street and the easterly street line of West Street, a line midway between West 10th Street and Christopher Street, a line perpendicular to the northerly street line of Christopher Street distant 110 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Christopher Street and the westerly street line of Washington Street, a line 95 feet westerly of Washington Street, Barrow Street, West Street, the westerly centerline prolongation of Morton Street, Miller Highway;

5. changing from an M1-1 District to a C1-6A District property bounded by:

- a. a line midway between Jane Street and West 12th Street, a line 90 feet westerly of Washington Street, West 12th Street and a line 110 feet westerly of Washington Street; and
- b. West 12th Street, a line 125 feet easterly of West Street, a line midway between West 12th Street and Bethune Street, a line 90 feet westerly of Washington Street, Bethune Street, and a line 100 feet easterly of West Street;

6. changing from a C6-2 District to a C1-7 District property bounded by

Bethune Street and its westerly centerline prolongation, West Street, Bank Street, a line 100 feet easterly of West Street, Charles Street, a line 50 feet westerly of Washington Street, West 10th Street, a line 100 feet westerly of Washington Street, a line perpendicular to the northerly street line of Christopher Street distant 110 feet westerly (as measured along the street line) from the point of

intersection of the northerly street line of Christopher street and the westerly street line of Washington Street, a line midway between West 10th Street and Christopher Street, a line perpendicular to the southerly street line of West 10th Street distant 80 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of West 10th Street and the easterly street line of West Street, West 10th Street, a line 90 feet easterly of West Street, Charles Street and its westerly centerline prolongation, and Miller Highway;

7. changing from a C6-2 District to a C1-7A District property bounded by:

- a. Jane Street and its westerly centerline prolongation, a line 110 feet westerly of Washington Street, a line midway between Jane Street and West 12th Street, a line 100 easterly of West Street, West 12th Street and its westerly centerline prolongation, and Miller Highway; and
- b. West 12th Street, a line 50 feet westerly of Washington Street, a line midway between West 12th Street and Bethune Street, and a line 90 feet westerly of Washington Street;

8. changing from an M1-5 District to a C1-7A District property bounded by:

- a. Jane Street, Washington Street, Bethune Street, a line 90 feet westerly of Washington Street, a line midway between West 12th Street and Bethune Street, a line 50 feet westerly of Washington Street, West 12th Street, a line 90 feet westerly of Washington Street, a line midway between Jane Street and West 12th Street, and a line 110 feet westerly of Washington Street; and
- b. West 12th Street and its westerly centerline prolongation, a line 100 feet easterly of West Street, Bethune Street and its westerly centerline prolongation, and Miller Highway;

9. changing from a C8-4 District to a C4-4A District property bounded by a line midway between Gansevoort Street and Horatio Street, a line 100 feet easterly of Washington Street, West 12th Street, and Washington Street;

10. changing from an M1-5 District to a C6-2A District property bounded by Gansevoort Street, West Street, a line midway between Horatio Street and Jane Street, a line 125 feet easterly of West Street, Jane Street and its westerly centerline prolongation, and Miller Highway, and

11. establishing within a proposed R6A District a C1-5 District bounded by Perry Street, a line 100 feet westerly of Washington Street, Charles Street, and a line 100 feet easterly of West Street;

as shown on a diagram (from illustrative purposes only) dated July 11, 2005, and subject to CEQR Declaration E-149.

(On August 24, 2005, Cal. No. 8, the Commission scheduled September 14, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

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

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

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