

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARK
		TO	FROM				TO	FROM	
1	MINUTES			Approved	47	C 831085	ZSM		Laid O
2	C 840382	PPX		Sched. for 3/7/84	48	N 840535	HKM		For. Rept. Ad
3	C 840497	PPX		" " "	49	N 840294	ZRM	*	" "
4	C 840383	393	PPK	" " "	50	C 821250	BFY		" "
5	C 831300	GEK		" " "	51	N 840449	RAR		" "
6	C 831972	MMQ		" " "	52	N 840553	RAR		" "
7	C 840303	PPQ		" " "	53	N 840615	RAR		" "
8	C 831230	GFO		" " "	54	N 840363	ZAK		" "
9	C 840236	ZMM		" " "					
10	C 840364	ZMM		" " "					
11	C 840260	ZMM		" " "					
	NOTICE			" " "					
12	C 840218	ZSM		" " "					
13	C 840408	HAM		" " "					
14	C 840218	GEM		" " "					
15	C 840095	ZSM		" " "					
16	N 840235	ZRM		" " "					
17	C 840304	PPX		Hearing Closed					
18	C 840305	PPX		" "					
19	C 840323	326	PPX	(RUC)					
20	C 821114	MMR		" "					
21	C 840302	PPR		(RUC)					
22	C 840338	PPR		" "					
23	N 821053	ZRR		" "					
24	C 840327	336	PPK	" "					Re: Cal. #49 - Vice Ch. Gullert Voted "NO"
25	C 840164	HDK		(RUC)					4 yes votes 1 no vote
26	N 840492	BDK		" "					
27	C 831271	HDK		" "					
28	C 840337	PPQ		(RUC)					
29	C 830528	MMQ		Cont. to 3/7/84					Present
30	C 830580	ZSQ		" " 3/7/84					Ch. Stina
31	C 830581	MMQ		" " 3/7/84					V. Ch. Gullert
32	C 840205	ZSM		Hearing Closed					Comm. Bond
33	C 840314	HAM		" "					" Matlan
34	C 840306	PPM		" "					" Teal
35	N 840429	ZRM		" "					
36	C 830985	BEY		" "					
37	C 840266	268	PPX	For. Rept. Adopted					
38	C 830560	MMR		" "					
39	N 840426	ZAR		" "					
40	C 840353	PPR		" "					
41	N 830858	RAR		" "					
42	C 831264	HAK		" "					
43	C 810305	MMQ		" "					
44	C 830287	MMQ		" "					
45	C 830997	GEM		Laid Over					
46	C 840265	PPM		For. Rept. Adopted					

SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION
PUBLIC MEETING OF FEBRUARY 22, 1984

MATTERS NOT ON THE PRINTED CALENDAR CONSIDERED BY UNANIMOUS CONSENT

IIIA REPORTS

BOROUGH OF STATEN ISLAND

No. 51

CB 3

N 840449 RAR

(Modification of existing topography and removal of existing trees in Special South Richmond District pursuant to Sections 107-65 and 107-64 of the Zoning Resolution and Section 200 of the New York City Charter.)

IN THE MATTER of an application, pursuant to Sections 107-65 and 107-64 of the Zoning Resolution and Section 200 of the New York City Charter from Rudolf J. Beneda, Architect, for granting authorization of modification of existing grade and removal of trees at 504, 514, 524, 536 Maguire Avenue and at 11, 23, 37, 49 Convent Avenue, Borough of Staten Island, Block 7091, Lots 50, 55, 60, 65, 70, 75, 80, 85.

For consideration

DISPOSITION.....FAVORABLE REPORT ADOPTED

No. 52

S.I./3

N840553RAR

(Modification of existing topography, school seat and subdivision certification in Special South Richmond District pursuant to Sections 107-65, 107-123 and 107-08 of the Zoning Resolution and Section 200 of the New York City Charter).

IN THE MATTER of an application, pursuant to Sections 107-65, 107-123 and 107-08 of the Zoning Resolution and Section 200 of the New York City Charter from Jerome L. Grushkin, Architect, for granting authorization of modification of existing grade and school seat and subdivision certification for the construction of 3, one-family dwellings at 59, 60, Dahlia Street, 455 Powell Street, Borough of Staten Island, Block 6085, lots 97, 168 and 205.

For consideration

DISPOSITION.....FAVORABLE REPORT ADOPTED

CB 3

N840615RAR

(Modification of existing topography in Special South Richmond Development District pursuant to Sections 107-65 of the Zoning Resolution and Section 200 of the New York City Charter.)

IN THE MATTER of an application, pursuant to Section 107-65 of the Zoning Resolution and Section 200 of the New York City Charter from Anthony Giacobbe, Architect, for granting authorization of modification of existing grade at 4, 8, 12, 16 Country Woods Lane; 255, 257, 261, 263, 267, 269, 273, 275 Corbin Avenue, Borough of Staten Island, Block 4509, Lots 15, 17, 18, 19, 21, 23, 25, 27, 28, 30, 32 and 34.

For consideration

DISPOSITION.....FAVORABLE REPORT ADOPTED

BOROUGH OF BROOKLYN

CB 1

N 8403632AF

[Request for authorization to increase not more than 5 percent of floor area in an existing building prior to December 15, 1961]

IN THE MATTER of an application from the Department of Housing and Preservation, pursuant to Zoning Section 54-314 of the Zoning Resolution involving modification of floor area regulations for a proposed rehabilitation housing project located at 609, 613 617 Metropolitan Avenue in the Borough of Brooklyn, Community Board No. 1.

For consideration

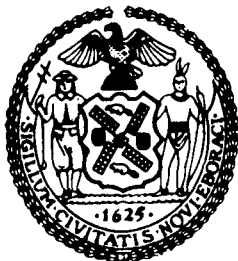
DISPOSITION.....FAVORABLE REPORT ADOPTED

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

CITY PLANNING COMMISSION

WEDNESDAY, February 22, 1984

**MEETING AT 10 A.M.
in the
CITY HALL**



Edward I. Koch, Mayor

City of New York

[No. 4]

**For information about the course of the hearings during the meeting in City Hall,
Manhattan, please call 566-8510**

Prepared by Lory R. Alcalá, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public hearings 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.
5. All proposals scheduled for public hearings shall be duly advertised in accordance with charter provisions, i.e., the Commission shall afford the public an opportunity to be heard at a time and place to be specified in a notice of hearing to be published in THE CITY RECORD for ten days of publication of THE CITY RECORD immediately preceding and including the date of hearing. (Detailed information on items appearing in this calendar may be obtained by contacting the Department of City Planning.)

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 member of a Community Planning Board, any 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 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, 2 Lafayette Street, Room 1614, New York, N. Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list (\$60.00 for a two year subscription priced) may do so by contacting the Calendar Information Office, 566-8510.

CITY PLANNING COMMISSION

2 Lafayette Street, New York, N.Y. 10007

- HERBERT STURZ, *Chairman*
- MARTIN GALLEN, *Vice Chairman*
- MAX BOND,
- JOHN P. GULINO,
- R. SUSAN MOTLEY,
- THEODORE E. TEAH, *Commissioners*
- LORY R. ALCALA, *Calendar Officer*

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, February 22, 1984

Calendar No. 4

- Roll Call; approval of minutes 1
- I. Scheduling March 7, 1984 1
- II. Public Hearings 40
- III. Reports 50

Community Board Public Hearing Notices are available in the Calendar Information Office, Room 1614, 2 Lafayette Street, New York, N.Y. 10007

The next regular public meeting of the City Planning Commission is scheduled for March 7, 1984 , in City Hall, Room 16, Manhattan, at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearings" 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 written statement and/or other documents please submit 10 sets of each.

Anyone wishing to present facts or to inform the Commission of their views on an item in this calendar, but who cannot or do 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 1614
2 Lafayette Street, New York, N.Y. 10007

(Extra copies of this form may be obtained in the Calendar Information Office—Room 1614, 2 Lafayette Street).

Subject

Date of Hearing..... Calendar No.:.....

Borough..... Identification No.:.....

CB No.:.....

Position:

Opposed

In Favor.....

Comments:

.....
.....
.....
.....
.....

Name:

Address:

Organization (if any).....

Address..... Title:.....

WEDNESDAY, FEBRUARY 22, 1984

No. 1

APPROVAL OF MINUTES OF
Special Meeting of January 9 and 16, 1984.

**1 PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 7, 1984
STARTING AT 10 A.M.
in CITY HALL, MANHATTAN**

BOROUGH OF THE BRONX

No. 2

CB 1

C 840382 PPX

IN THE MATTER OF an application, by the Division of Real Property for the disposition of three (3) City owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block/Lot	Location	Type
840382 PPX	1	2307/49	475 Willis Avenue	Residential (10 du's)
		2374/102	411 E. 152nd. Street	Residential (2 du's)
		2577/9	438 Concord Avenue	Commercial (1 unit)
				Residential (8 du's)

A list and description of the property can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

Resolution for adoption scheduling March 7, 1984 for a public hearing.

No. 3

CB 2

C 840497 PPX

IN THE MATTER OF an application by the Division of Real Property for the disposition of two City-owned parcels pursuant to Section 197-c of the New York Charter.

ULURP #	C.B.	Block	Lot	Location	Zoning
840497 PPX	2	2757	43	1054 Lowell Street	M1-1
		2757	48, 49	1159-1163 E. 165th St.	M1-1

A list and description of the property can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

Resolution for adoption scheduling March 7, 1984 for a public hearing.

BOROUGH OF BROOKLYN

No. 4**CB 2, 3, 4, 5, 6, 7, 8, 9, 13, 16, 17****C 840383-393 PPK**

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 73 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP #	COM. BOARD	NO. OF PARCELS
840383 PPK	2	3
840384 PPK	3	4
840385 PPK	4	6
840386 PPK	5	1
840387 PPK	6	3
840388 PPK	7	3
840389 PPK	8	39
840390 PPK	9	2
840391 PPK	13	2
840392 PPK	16	9
840393 PPK	17	1

A list and description of the property can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

Resolution for adoption scheduling March 7, 1984 for a public hearing.

No. 5
CB 2**C 831300 GFK**

IN THE MATTER OF an application for a **revocable consent** to construct, maintain and use a bridge over and across Sands Street to connect premises located at 74-82 Sands Street to premises located at 73-95 Sands Street.

Resolution for adoption scheduling March 7, 1984 for a public hearing.

BOROUGH OF QUEENS

No. 6**CB 4****C 831972 MMQ**

IN THE MATTER OF a **proposed map change** showing the elimination of Haspel Street between 56th Avenue and 57th Road and the mapping of a turn-around at the southwesterly terminus of 57th Road, as shown on Map No. 4788, dated November 14, 1983, and signed by the Borough President. The map was referred by the Board of Estimate on November 17, 1983 (Calendar No. 419).

Resolution for adoption scheduling March 7, 1984 for a public hearing.

No. 7

CB 1

C 840303 PPQ

IN THE MATTER OF an application by the Division of Real Property for the disposition of City-owned property pursuant to Section 197-c of the New York City Charter.

ULURP #	Block/Lot	Location	Type of Action Proposed
840303 PPQ	417/2	28-11 Bridge Plaza North (North side of Bridge Plaza between 28th and 29th Streets)	10 year Bid-lease

A list and description of the property can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

Resolution for adoption scheduling March 7, 1984 for a public hearing.

 No. 8

CB 2

C 831230 GFQ

IN THE MATTER OF an application by Eagle Electric Manufacturing Corporation, Inc. for a revocable consent to construct, maintain and use a telephone cable under Thomson Avenue overpass and across Purves and Dutch Kill Streets between premises located at 45-31 Court Square in an M3-1 zoning district and premises located at 43-17 Dutch Kills Street a/k/a 43-22 Queens Street in an M1-3 zoning district.

Resolution for adoption scheduling March 7, 1984 for a public hearing.

BOROUGH OF MANHATTAN

No. 9

CB 7

C 840236 ZMM

IN THE MATTER OF a zoning change, pursuant to Section 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map Section Nos. 5d and 8c, changing from C4-7, C4-6, C2-8, C2-7, C1-9, C1-8, R10, R8, and R7-2 Districts to C4-7A, C4-6A; C2-8A, C2-7A, C1-9A, C1-8A, R10-A and R8-B Districts, property within the area generally bounded by West 70th Street, Amsterdam Avenue, West 68th Street, a line 200 feet westerly of Central Park West, West 67th Street, a line 125 feet westerly of Central Park West, West 66th Street, a line 200 feet westerly of Central Park West, West 62nd Street, Central Park West, West 77th Street, Columbus Avenue, West 81st Street, Central Park West, West 97th Street, U.S. Pierhead Line of Hudson River, West 72nd Street, and the northerly prolongation of the centerline of Freedom Place, as shown on a diagram dated December 5, 1983.

Resolution for adoption scheduling March 7, 1984 for a public hearing.

No. 10
CB 8**C 840364 ZMM**

IN THE MATTER OF an amendment of the Zoning Map (Section Nos. 6b, 8c and 9a) pursuant to Sections 197-c and 200 of the New York City Charter.

a) changing from a C1-8A District to a C1-8X District, property bounded by:

1) a line 100 feet west of Lexington Avenue, East 61st Street, a line 100 feet east of Lexington Avenue, East 65th Street, Lexington Avenue and East 66th Street;

2) a line 100 feet west of Lexington Avenue; a line midway between East 72nd Street and East 73rd Street, a line 100 feet east of Lexington Avenue, and a line midway between East 78th Street and East 79th Street;

3) a line 100 feet west of Lexington Avenue, a line midway between East 79th Street and East 80th Street, a line 100 feet east of Lexington Avenue, and East 85th Street;

4) a line 100 feet west of Lexington Avenue, East 88th Street, a line 125 feet west of Lexington Avenue, East 87th Street, a line 100 feet east of Lexington Avenue, and a line midway between East 95th Street and East 96th Street; and

b) changing from an R9A District to an R9X District, property bounded by a line 100 feet west of Lexington Avenue, East 66th Street, Lexington Avenue, East 65th Street, a line 100 feet east of Lexington Avenue, and a line midway between East 71st Street and East 72nd Street, Borough of Manhattan, as shown on a diagram dated December 5, 1983 (C840364 ZMM).

Resolution for adoption scheduling March 7, 1984 for a public hearing.

No. 11
CB 2**C 840260 ZMM**

IN THE MATTER OF a zoning change, pursuant to Section 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map**, Section Nos. 8b and 12a, changing from M1-5, and C8-4 Districts to a C6-2A District with CEQR Requirements Declaration E-4, property bounded by Ganevoort Street, Washington Street, Jane Street, a line 100 feet easterly of Washington Street, West 12th Street, a line 110 feet westerly of Washington Street, Jane Street and West Street as shown on a diagram dated December 5, 1983.

Resolution for adoption scheduling March 7, 1984 for a public hearing.

NOTICE
CB 2

On March 7, 1984 at 10:00 a.m. in City Hall, New York, New York a **public hearing** will be held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the **Draft Environmental Impact Statement concerning the proposed amendment of the Zoning Map**, Section Nos. 8b and 12a, changing from M1-5, and C8-4 Districts to a C6-2A District with CEQR Requirements Declaration E-4, property bounded by Ganevoort Street, Washington Street, Jane Street, a line 100 feet easterly of Washington Street, West 12th

Street, a line 110 feet westerly of Washington Street, Jane Street and West Street as shown on a diagram dated December 5, 1983 pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

No. 12

CB 8

C 840213 ZSM

IN THE MATTER OF an application, pursuant to Section 74-95 of the Zoning Resolution, from Haseko (New York) Inc, (124-East 79th Street, Partnership) for the **grant of a special permit** involving Housing Quality, to modify height and setbacks, floor area and zoning room requirements for a 67 unit housing project proposed to be built on property located at 124-128 East 79th Street (Block 1413, Lots 61 and 62).

Plans for this proposed special permit are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, N.Y. 10007-1363.

Resolution for adoption scheduling March 7, 1984 for a public hearing.

No. 13

CB 7

C 840408 HAM

IN THE MATTER OF an application relating to the **designation and disposition of a City-owned building**, pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is required:

- 1) The designation of City-owned property located:

Address	Block	Lot
206 West 84th Street	1231	39

- 2) An Urban Development Action Area Project for such property.
- 3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development (HPD).

This application was submitted by HPD on November 28, 1983.

Resolution for adoption scheduling March 7, 1984 for a public hearing.

No. 14

CB 5

C 840218 GFM

IN THE MATTER OF an application for a ten year **renewal of an existing Revocable Consent** to continue to maintain a steelplate sculpture which is ten feet high, ten feet wide and five feet deep. The Sculptural Street Number "9" is located on the sidewalk on the north side of West 57th Street between Fifth Avenue and Avenue of the Americas.

Resolution for adoption scheduling March 7, 1984 for a public hearing.

No. 15

CB 3

C 840095 ZSM

IN THE MATTER OF a request for a **special permit** pursuant to Section 13-461 (Accessory off-street parking spaces) in order to allow the construction of additional on-site enclosed and unenclosed parking spaces, to serve the Pathmark Supermarket to be located between Pike Slip, South Street and Cherry Street within the Two Bridges Urban Renewal area.

Resolution for adoption scheduling March 7, 1984 for a public hearing.

CITYWIDE

No. 16

CITYWIDE

C 840235 ZRY

[Amendments to the Zoning Resolution to establish new contextual zoning districts: R8A, R8B, R9A, R9X, R10A and several commercial equivalents.]

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of The City of New York, relating to various sections concerning the establishment of new zoning districts with new bulk regulations as follows:

Matter in **Bold Type** is new;

Matter in brackets [], is old, to be omitted;

Matter in *italics* is defined in Section 12-10

Article 1

General Provisions

Chapter 1 Title, Establishment of Controls, and Interpretation of Regulations.

* * *

11-12

Establishment of Districts

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

Residence Districts

* * *

- R8A **General Residence District**
- R8B **General Residence District**

* * *

- R9A **General Residence District**
- R9X **General Residence District**

* * *

R10A General Residence District

Commercial Districts

* * *

- C1-8A Local Retail District**
- C1-8X Local Retail District**

* * *

C1-9A Local Retail District

* * *

- C2-7A Local Service District**
- C2-7X Local Service District**

* * *

C2-8A Local Service District

* * *

C4-6A General Commercial District

* * *

C4-7A General Commercial District

* * *

C6-2A General Commercial District

* * *

Article II

Residence District Regulations

* * *

Chapter 3 Bulk Regulations for Residential Buildings in Residence Districts.

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of this Chapter

The *bulk* regulations of this Chapter apply to any *building or other structure*, other than a *community facility building* or a *building* used partly for *community facility use*, on any *zoning lot* or portion of a *zoning lot* located in any *Residence District*, including all new *development, enlargements*, and, where so specified, *extensions* or conversions. As used in this Chapter, the term "*any building*" shall therefore not include a *community facility building* or a *building* used partly for *community facility uses*, the *bulk* regulations for which are set forth in Article II, Chapter 4. In addition, the *bulk* regulations of this Chapter or of specified Sections thereof also apply in other provisions of this resolution where they are incorporated by cross reference. **All districts in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.**

Column A	Column B	Column C
R8A R8B	R8	23-142, 23-143, 23-145, 23-22 23-233, 23-25, 23-533, 23-632 23-633, 23-71,
R9A	R9	23-142, 23-143, 23-145, 23-22, 23-223 23-533, 23-632, 23-633, 23-71
R9X	R9	23-142, 23-143, 23-145, 23-22 23-223, 23-25, 23-533, 23-632, 23-71
R10A	R10	23-145, 23-15, 23-22, 23-223, 23-533, 23-632, 23-633, 23-71

* * *

23-142

In R6, R7, R8 or R9 Districts

Except as otherwise provided in Section 23-144 (For non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts) and Section 23-145 (In R8A, R8B, R9A and R9X Districts), in the districts indicated the minimum required *open space ratio* and the maximum *floor area ratio* for any *building* on a *zoning lot* shall be as set forth in the following table for *buildings* with the *height factor* indicated in the table.¹

R6 R7 R8 R9

* * *

23-143

For high buildings in R6, R7, R8 or R9 Districts.

Except as otherwise provided in Section 23-144 (For non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts) and Section 23-145 (In R8A, R8B, R9A and R9X Districts), in the districts indicated, for *buildings* with *height factors* greater than 21, the minimum required *open space ratio* shall be as set forth in the following table:

R6 R7 R8 R9

* * *

23-145

In R8A, R8B, R9A, R9X or R10A Districts

In the districts indicated, the *height factor* and *open space ratio* regulations shall not apply.

R8A R9A
R8B R9X

The maximum permitted *floor area ratio* and the maximum permitted *lot coverage* on a *zoning lot* shall be as set forth in the following table:

Maximum Lot Coverage (in percent)		Maximum Floor Area Ratio		
Corner Lot	Interior Lot			
80	70	6.02	R8A	
80	70	4.0	R8B	
80	70	7.52	R9A	
80	70	9.0	R9X	
100	70	10.0		R10A

For the purposes of this Section any obstructions on a zoning lot permitted pursuant to Section 23-44 (Permitted Obstructions in Required Rear Yards or Rear Yard Equivalents) shall not count as lot coverage.

* * *

23-15

Maximum Floor Area Ratio in R10 Districts

(a) In the district indicated, the floor area ratio for any building on a zoning lot shall not exceed 10.0, except as provided in the following Sections: R10

- Section 23-16 (Floor Area Bonus for a Plaza)
- Section 23-17 (Floor Area Bonus for a Plaza-Connected Open Area)
- Section 23-18 (Floor Area Bonus for Arcades)
- Section 23-19 (Special Provisions for Zoning Lots Divided by District Boundaries).
- Section 82-08 (Modification of Bulk and Height and Setback Requirements)

Notwithstanding any other provision of this resolution, the maximum floor area ratio shall not exceed 12.0.

Any building, in addition to complying with the provisions of this Section, shall be subject to the provisions set forth in Section 23-22 (Required Lot Area per Dwelling Unit or per Room), as well as to all other applicable bulk regulations as set forth in this Chapter.

(b) In the district indicated the floor area ratio for any building on a zoning lot shall not exceed 10.0 except as provided in Section 74-95 (Housing Quality Developments). R10A

All developments or enlargements located within the boundaries of Community Board #7 in the Borough of Manhattan shall be subject to the requirements of Section 23-151 (R10 Infill) and no floor area bonus shall be granted for such developments or enlargements, except as otherwise set forth in Section 23-151.

However, notwithstanding this or any other provisions of this resolution, R10 Infill regulations shall not apply in R10A Districts.

* * *

23-22

Required Lot Area per Dwelling Unit

Lot Area per Room or Floor Area per Room

* * *

(d) In R8A, R8B, R9A, R9X or R10A Districts the lot area requirement is expressed in terms of dwelling units or rooming units and the lot area per dwelling unit or rooming unit shall not be less than as set forth in this Section, except as provided in the following Sections:

Section 23-24 (Adjustment for Lot Area Remainder)

Section 23-25 (Special Provisions for Buildings Used Partly for Non-Residential Uses)

Section 23-27 (Special Provisions for Existing Small Zoning Lots)

Section 23-28 (Special Provisions for Zoning Lots Divided by District Boundaries)

* * *

23-223

In R6, R7, R8, R9 or R10 Districts

* * *

(3) In districts indicated the lot area per dwelling unit or rooming unit shall not be less than as set forth in the following table:

Required Lot Area (in square feet)

Per Dwelling Unit	Per Rooming Unit	
110	88	R8A
130	104	R8B
98	78	R9A
83	66	R9X
75	60	R10A

* * *

23-25

Special Provisions for Buildings Used Partly for Non-Residential Uses.

In all districts, as indicated, if a building is used partly for residences and partly for non-residential uses (other than community facility uses, the provisions for which are set forth in Article II, Chapter 4), for each 100 square feet of floor area used for such non-residential use, at least the amount of lot area set forth in the following table shall be provided. Such lot area shall be in addition to that required for the residential uses under the provisions of Section 23-22 (Required Lot Area per Dwelling Unit or per Room).

R1 R2 R3 R6 R7 R8 R9 R10

Required Lot Area

Per 100 Square Feet of Floor Area (in square feet)

200	R1	R2	R3					
45				R6				
30					R7			
25						R8B		
20						R8		
17						R8A		
15							R9	
							R9A	
11							R9X	
10								R10
								R10A

* * *

23-533

Required rear yard equivalents

In the districts indicated, on any *through lot* 110 feet or more in maximum depth from *street to street*, one of the following *rear yard equivalents* shall be provided:

R4 R5 R6 R7 R8 R9 R10

(a) An open area with a minimum depth of 60 feet, linking adjoining *rear yards*, or if no such *rear yards* exist, then an open area, with a minimum depth of 60 feet, midway (or within five feet of being midway) between the two *street lines* upon which such *through lot* fronts.

(b) Two open areas each adjoining and extending along the full length of a *street line*, and each with a minimum depth of 30 feet measured from such *street line*; except that in R7, R8, R9 or R10 Districts the depth of such required open area along one *street line* may be decreased provided that a corresponding increase of the depth of the open area along the other *street line* is made.

(c) An open area adjoining and extending along the full length of each *side lot line*, with a minimum width of 30 feet measured from each such *side lot line*.

(d) In the districts indicated the provisions of paragraphs (b) and (c) above shall not apply.

R8A R9A R10A
R8B R9X

23-632

Front setbacks in districts where front yards are not required.

(a) In the districts indicated, where *front yards* are not required, if the front wall or other portion of a *building* or *other structure* is located at the *street line* or within the *initial setback distance* set forth in the following

R6 R7 R8 R9 R10

table, the height of such front wall or other portion of a building or other structure shall not exceed the maximum height above curb level set forth in the following table.

Above such specified maximum height and beyond the initial setback distance, the building or other structure shall not penetrate the sky exposure plane set forth in the following table.

(b) In the districts indicated the maximum height of a street wall or any other portion of a building or other structure shall be as set forth in Section 23-633 (Street wall and height and setback regulations in certain districts).

R8A R9A R10A
R8B R9X

* * *

23-633

Street wall and height and setback regulations in certain districts.

In the districts indicated, street wall, height and setback regulations are set forth in this Section. The provisions of Sections 23-64 (Alternate Front Setbacks) and 23-65 (Tower Regulations) shall not apply.

R8A R9A R10A
R8B R9X

1. Location of Street Wall

(a) In the districts indicated, on a wide street the street wall of any development or enlargement for the first two stories or 23 feet, whichever is greater, shall be located on the street line and extend the entire width of the zoning lot fronting on a wide street except as provided in (e) below.

R8A R9A R10A
R9X

However, at the intersection of two street lines the street wall may be located within five feet of the street line, measured perpendicular to the street. Recesses are permitted only for entrances and windows. Except as provided in (e) below, above the level of the second story or 23 feet, whichever is greater, for any development or enlargement fronting on a wide street there shall be mandatory street walls extending the entire width of the zoning lot fronting on a wide street, as set forth below:

- (1) 75% of the aggregate area of the mandatory street walls at each story shall be within five feet of the street line;
- (2) the mandatory street walls shall abut the street line at least once every 25 feet;
- (3) at the intersection of two street lines the mandatory street walls shall be located within five feet of the street line.

These provisions shall apply to all *developments* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.

(b) In the districts indicated, on a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, the *street wall* of any *development* or *enlargement* shall be located no further from the *street line* than the front wall of a *building* on an adjacent *zoning lot* fronting on the same *street line*. If the mandatory *street wall* is located within five feet of the *street line* then 75% of the aggregate area of the *street wall* of each *story* shall be within five feet of the *street line*.

R8A R9A R10A
R9X

(c) In the district indicated the *street wall* of any *development* or *enlargement* on a *wide street* shall be located no further from the *street line* than the front wall of a *building* on an adjacent *zoning lot* fronting on the same *street line*; and on a *narrow street* the *street wall* of any *development* or *enlargement* shall be neither closer to nor further from the *street line* than the front wall of a *building* on an adjacent *zoning lot* fronting on the same *street line* and shall extend the entire width of the *zoning lot* except as provided in (e) below. Recesses and projections are permitted provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 per cent of the length of the mandatory *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not project more than two feet from the mandatory *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 23-84 (Outer Court Regulations).

R8B

(d) In the districts indicated a vertical *enlargement* in excess of one *story* or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall*.

R8A R9A R10A
R8B R9X

(e) In the districts indicated the City Planning Commission may, upon application, authorize modifications in the required *street wall* location of a *development* or *enlargement* if the Commission finds that existing *buildings* or existing open areas serving existing *buildings* to remain on the *zoning lot* would be adversely affected by the location of the *street walls* of the *development* or *enlargement* in the manner prescribed in the paragraphs above.

R8A R9A R10A
R8B R9X

2. Height of Street Wall

In the districts indicated the mandatory minimum height above curb level of a street wall, without a setback, shall be as set forth in Column A, or the height of the building, whichever is less; the maximum permitted height of a street wall without a setback at the street line shall be as set forth in Column B; and above such specified maximum height the building or other structure shall not penetrate the sky exposure plane as set forth in Column B in the table below:

Column A		Column B			District
		Sky exposure plane			
Mandatory minimum height of street wall (in feet)		Maximum permitted height of street wall without setback at the street line (in feet)	Slope over zoning lot (expressed as a ratio of vertical to horizontal distance)		
			Vertical	Horizontal	
	Narrow street*				
Wide street*					
60	23	85	1.5	to	1 R8A
55	55	60	1.0	to	1 R8B**
60	55	100	1.5	to	1 R9A
110	55	110	2.0	to	1 R9X
125	55	150	2.5	to	1 R10A

*The mandatory minimum height of a street wall on wide streets shall apply to all developments or enlargements on zoning lots on narrow streets within 50 feet of the intersection with a wide street.

**In an R8B District a setback of 20 feet from the street wall is required at a height of 60 feet.

* * *

23-71

Minimum Distance between Buildings on a Single Zoning Lot

* * *

(e) in R8A, R8B, R9A, R9X or R10A Districts, except that on any zoning lot if a development or enlargement results in two or more buildings detached from one another at any level, such buildings shall at no point be less than eight feet apart.

* * *

Chapter 4 Bulk Regulations for Community Facility Buildings in Residence Districts

24-00 APPLICABILITY, GENERAL PURPOSES, AND DEFINITIONS

24-01

Applicability of this Chapter

The *bulk* regulations of this Chapter apply to any *community facility building* or any *building* used partly for a *community facility use* on any *zoning lot* located in any *Residence District* in which such *building* is permitted. As used in this Chapter, the term "any *building*" shall therefore not include a *residential building*, the *bulk* regulations for which are set forth in Article II, Chapter 3. In addition, the *bulk* regulations of this Chapter or of specified Sections thereof also apply in other provisions of this resolution where they are incorporated by cross reference.

All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.

Column A	Column B	Column C
R8A	R8	24-11, 24-382, 24-52, 24-523
R8B	R8	24-11, 24-21, 24-382 24-52, 24-523
R9A	R9	24-11, 24-21, 24-22, 24-382
R9X		24-52, 24-523
R10A	R10	24-11, 24-22, 24-382, 24-52, 24-523

* * *

24-11

Maximum Floor Area Ratio and Percent of Lot Coverage

In all districts, as indicated, for any *community facility building* or any *building* used partly for a *community facility use* on any *zoning lot*, the maximum *floor area ratio* and maximum percent of *lot coverage* shall not exceed the *floor area ratio* and *lot coverage* set forth in the table at the end of this Section except as otherwise provided in the following Sections:

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

- Section 24-13 (Floor Area Bonus for Deep Front and Wide Side Yards)
- Section 24-14 (Floor Area Bonus for a Plaza)
- Section 24-15 (Floor Area Bonus for a Plaza-Connected Open Area)
- Section 24-16 (Floor Area Bonus for Arcades)
- Section 24-18 (Special Provisions for Zoning Lots Divided by District Boundaries).

Any given *lot area* shall be counted only once in determining the *floor area ratio*. Notwithstanding any other provision of this resolution, the maximum *floor area ratio* in an R9 or R10 District shall not exceed 12.00.

In R9A, R9X and R10A Districts the bonus provisions of Sections 24-14 (Floor Area Bonus for a Plaza), 24-15 (Floor Area Bonus for a Plaza-Connected Open Area) and 24-16 (Floor Area Bonus for Arcades) shall not apply and the maximum *floor area ratio* shall not exceed that set forth in the table below.

(Maximum Floor Area Ratio and Maximum Lot Coverage Table)

However, the *floor area ratios* listed in this table shall not apply to *community facility uses* which are subject to the provisions of Section 24-111 (Bulk regulations for certain community facility uses).

All *developments* or *enlargements* located within the boundaries of Community Board #7 in the Borough of Manhattan shall be subject to the requirements of Section 23-151 (R10 Infill) and no *floor area* bonus shall be granted for such *developments* or *enlargements*, except as otherwise set forth in Section 23-151. **However, notwithstanding this or any other provision of this resolution, R10 infill regulations shall not apply in R10A Districts.**

Maximum Floor Area Ratio and Maximum Lot Coverage

Lot coverage
(percent of lot area)

<i>Floor area ratio</i>	<i>Corner Lot</i>	<i>Interior lot or through lot</i>	
1.00	60	55	R1
1.00	60	55	R2
1.00	60	55	R3
2.00	60	55	R4
2.00	60	55	R5
4.80	70	65	R6
4.80	70	65	R7-1
6.50	70	65	R7-2
6.50	75	65	R8
6.50	80	70	R8A
4.00	80	70	R8B
10.00	75	65	R9
7.50	80	70	R9A
9.00	80	70	R9X
10.00	75	65	R10
10.00	100	70	R10A

* * *

24-20 LOT AREA REQUIREMENTS FOR BUILDINGS USED PARTLY FOR RESIDENTIAL USES

24-21

Required Lot Area

* * *

Required Lot Area
Per 100 Square Feet of Floor Area
Used For Community Facility Use
(in square feet)

100	R1	R2	R3		
20				R6	R7-1
15					R7-2 R-8
25					R8A R8B
10					R9
13					R9A
11					R9X
10					R10 R10A

* * *

24-22

Lot Area Bonus for a Plaza, Plaza Connection Open Area, or Arcade

* * *

These provisions shall not apply in R9A, R9X and R10A Districts.

* * *

24-382

Required rear yard equivalents

* * *

(d) In the districts indicated the provisions of paragraphs (b) and (c) above shall not apply. R8A R9A R10A
R8B R9X

* * *

24-52

Maximum Height of Front Wall and Required Front Setbacks

(a) In all districts, as indicated, the maximum height of a front wall or of any other portion of a *building or other structure* shall be as set forth in this Section, except as otherwise provided in Section 24-51 (Permitted Obstructions), Section 24-53 (Alternate Front Setbacks), or Section 24-54 (Tower Regulations). R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(b) In the districts indicated, the maximum height of a *street wall or of any other portion of a building or other structure* shall be as set forth in Section 24-523 (Street wall and height and setback regulations in certain districts). R8 R9A R10A
R8B R9X

* * *

24-523

Street wall and height and setback regulations in certain districts

In the districts indicated, *street wall*, height and setback regulations are set forth in this Section. The provisions of Sections 24-53 (Alternate Front Setbacks) and 24-54 (Tower Regulations) shall not apply.

R8A R9A R10A
R8B R9X

1. Location of Street Wall

(a) In the districts indicated, on a *wide street* the *street wall* of any development or enlargement for the first two stories or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire width of the *zoning lot* fronting on a *wide street* except as provided in (e) below.

R8A R9A R10A
R9X

However, at the intersection of two *street lines* the *street wall* may be located within five feet of the *street line*, measured perpendicular to the *street*. Recesses are permitted only for entrances and windows. Except as provided in (e) below, above the level of the second story or 23 feet, whichever is greater, for any development or enlargement fronting on a *wide street* there shall be mandatory *street walls* extending the entire width of the *zoning lot* fronting on a *wide street*, as set forth below:

(1) 75% of the aggregate area of the mandatory *street walls* at each story shall be within five feet of the *street line*;

(2) the mandatory *street walls* shall abut the *street line* at least once every 25 feet;

(3) at the intersection of two *street lines* the mandatory *street walls* shall be located within five feet of the *street line*. These provisions shall apply to all developments or enlargements on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.

(b) In the districts indicated, on a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, the *street wall* of any development or enlargement shall be located no further from the *street line* than the front wall of a building on an adjacent *zoning lot* fronting on the same *street line*. If the mandatory *street wall* is located within five feet of the *street line* then 75% of the aggregate area of the *street wall* of each story shall be within five feet of the *street line*.

R8A R9A R10A
R9X

(c) In the district indicated the *street wall* of any development or enlargement on a *wide street* shall be located no further from the *street line* than the front wall of a building on an adjacent *zoning lot* fronting on the same *street line*; and on a *narrow street* the *street wall* of any development or enlargement shall be neither

R8B

closer to nor further from the *street line* than the front wall of a *building* on an adjacent *zoning lot* fronting on the same *street line* and shall extend the entire width of the *zoning lot* except as provided in (e) below. Recesses and projections are permitted provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 per cent of the length of the mandatory *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not project more than two feet from the mandatory *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 23-84 (Outer Court Regulations).

(d) In the districts indicated a vertical *enlargement* in excess of one *story* or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall*.

R8A R9A R10A
R8B R9X

(e) In the districts indicated the City Planning Commission may, upon application, authorize modifications in the required *street wall* location of a *development* or *enlargement* if the Commission finds that existing *buildings* or existing open areas serving existing *buildings* to remain on the *zoning lot* would be adversely affected by the location of the *street walls* of the *development* or *enlargement* in the manner prescribed in the paragraphs above.

R8A R9A R10A
R8B R9X

2. Height of Street Wall

In the districts indicated the mandatory minimum height above *curb level* of a *street wall* without a setback shall be as set forth in Column A, or the height of the *building*, whichever is less; the maximum permitted height of a *street wall* without a setback at the *street line* shall be as set forth in Column B; and above such specified maximum height the *building* or *other structure* shall not penetrate the *sky exposure plane* as set forth in Column B in the table below:

R8A R9A R10A
R8B R9X

Column A		Column B	District		
		<i>Sky exposure plane</i>			
Mandatory minimum height of <i>street wall</i> (in feet)		Maximum permitted height of <i>street wall</i> without setback at the <i>street line</i> (in feet)	Slope over <i>zoning lot</i> (expressed as a ratio of vertical to horizontal distance)		
	<i>Narrow street</i> *		Vertical	Horizontal	
<i>Wide street</i> *					
60	23	85	1.5	to 1	R8A
55	55	60	1.0	to 1	R8B**

60	55	100	1.5	to	1	R9A
110	55	110	2.0	to	1	R9X
125	55	150	2.5	to	1	R10A

*The mandatory minimum height of a *street wall* on *wide streets* shall apply to all *developments* or *enlargements* on *zoning lots* on *narrow streets* within 50 feet of the intersection with a *wide street*.

**In an R8B District a setback of 20 feet from the *street wall* is required at a height of 60 feet.

* * *

Article III

Commercial District Regulations

* * *

Chapter 2 Use Regulations

32-00 GENERAL PROVISIONS

* * *

[All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Sections 32-15, 32-16, 32-17, 32-20, and 32-644.] All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.

Column A	Column B	Column C
C1 and C2 in R9A	R9	32-431
C1 and C2 in R10A	R10	32-431
C1-8A	C1-8	32-431
C1-9A	C1-9	32-431
C2-7A	C2-7	32-431
C2-8A	C2-8	32-431
C4-6A	C4-6	32-431
C4-7A	C4-7	32-431
C6-1A	C6-1	32-15, 32-16, 32-17, 32-20, 32-644

32-431

Ground floor use in certain districts

In the districts indicated and in C1 and C2 Districts mapped within R9A and R10A Districts, *uses* on the ground floor or within five feet of *curb level* *fronting* on a *wide street* shall be limited to *non-residential uses* and lobby space.

C1-8A C2-7A C4-6A
C1-9A C2-8A C4-7A

Chapter 3 Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

* * *

33-01

Applicability of this Chapter

The *bulk* regulations of this Chapter apply to *commercial buildings, community facility buildings, or buildings* used partly for *commercial use* and partly for *community facility use*, on any *zoning lot* or portion of a *zoning lot* located in any *Commercial District*, including all new *development* or *enlargements*. As used in this Chapter, the term “any *building*” shall therefore not include a *residential building* or a *mixed building*, the *bulk* regulations for which are set forth in Article III, Chapter 4, and Article III, Chapter 5, respectively. In addition, the *bulk* regulations of this Chapter or of specified Sections thereof also apply in other provisions of this resolution where they are incorporated by cross reference.

All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.

Column A	Column B	Column C
C1 and C2 in R8A	C1 and C2 in R8	33-431
C1 and C2 in R8A and R8B	C1 and C2 in R8	33-121, 33-431
C1 and C2 in R9A and R9X	C1 and C2 in R9	33-120.5, 33-121, 33-431
C1 and C2 in R10A	C1 and C2 in R10	33-120.5, 33-431
C1-8A, C1-8X	C1-8	33-120.5, 33-123, 33-283,
C2-7A C2-7X	C2-7	33-432, 33-433
C1-9A	C1-9	33-120.5, 33-283, 33-432
C2-8A	C2-8	33-433
C4-6A	C4-6	33-120.5, 33-432, 33-433
C4-7A	C4-7	
C6-1A	C6-1	33-120.5, 33-123, 33-131,
		33-151
C6-2A	C6-2	33-120.5, 33-432, 33-433

[All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Sections 33-120.5, 33-123, 33-131, and 33-151.]

* * *

33-120.5

Maximum limit on floor area ratio

(a) In all districts as indicated, except where authorized by express provisions of this resolution, the maximum *floor area ratio* shall not exceed the amount set forth in Section 33-12 (Maximum Floor Area Ratio) by more than 20 percent.

C1 C2 C3 C4 C5 C6 C7 C8

(b) However, in a C6-1A District, the maximum *floor area ratio* shall not exceed the amount set forth in Section 33-12 (Maximum Floor Area Ratio) by more than 50 percent.

(c) Within the boundaries of Community Board #7 in the Borough of Manhattan, all *developments* or *enlargements* located in R10 equivalent *Commercial Districts* shall be limited to a maximum *floor area ratio* of 10.0 and shall be subject to the requirements of Section 23-151 (R10 Infill). No *floor area* bonus for *plazas* or *arcades* shall be permitted except as otherwise set forth in Section 23-151. However, notwithstanding this or any other provision of this resolution R10 Infill regulations shall not apply in R10A Districts.

(d) In the districts indicated the *floor area ratio* for any building on a *zoning lot* shall not exceed 10.0 except as provided in Section 74-95 (Housing Quality Developments).

C1-9A C2-8A C4-6A C4-7A

(e) In the districts indicated the provisions of Sections 33-13 (Floor Area Bonus for a Plaza or Plaza Connected Open Area), 33-14 (Floor Area Bonus for Urban Open Space), and 33-15 (Floor Area Bonus for Arcades) shall not apply.

C1-8A C2-7A C4-6A C6-2A

C4-7A

C1-8X C2-7X

C1-9A C2-8A

(f) In the districts indicated, where mapped within R9A, R9X or R10A Districts, the provisions of Sections 33-132, 33-142 and 33-152 shall not apply.

C1-1 C2-1

C1-2 C2-2

C1-3 C2-3

C1-4 C2-4

C1-5 C2-5

* * *

33-121

In districts with bulk governed by Residence District bulk regulations

C1-1 C2-1

C1-2 C2-2

C1-3 C2-3

C1-4 C2-4

In the districts indicated, the maximum *floor area ratio* for a *commercial* or *community facility building* is determined by the *Residence District* within which such *Commercial District* is mapped and shall not exceed the maximum *floor area ratio* set forth in the following table:

Maximum Floor Area Ratio

District	For commercial buildings	For community facility buildings	For buildings used for both commercial and community facility uses
R1	1.00	0.50	1.00
R2	1.00	0.50	1.00
R3	1.00	1.00	1.00
R4	1.00	2.00	2.00
R5	1.00	2.00	2.00
R6	2.00	4.80	4.80
R7-1	2.00	4.80	4.80
R7-2	2.00	6.50	6.50
R8	2.00	6.50	6.50
R8A	2.00	6.50	6.50
R8B	2.00	4.00	4.00
R9	2.00	10.00	10.00
R9A	2.00	7.50	7.50
R9X	2.00	9.00	9.00
R10	2.00	10.00	10.00
R10A	2.00	10.00	10.00

* * *

33-122

Commercial buildings in all other Commercial Districts

- C1-6
- C1-7 C2-6
- C1-8 C2-7
- C1-9 C2-8 C3 C4 C5 C6 C7 C8

In the districts indicated, the maximum floor area ratio for a commercial building shall not exceed the floor area ratio set forth in the following table:

Maximum Floor Area Ratio

0.50			C3		
1.00			C4-1	C8-1	
	C1-6				
	C1-7	C2-6			
	C1-8	C2-7			C8-2
2.00	C1-8A	C2-7A		C7	C8-3
	C1-8X	C2-7X			
	C1-9	C2-8			
	C1-9A	C2-8A			
			C4-2		
			C4-3		
3.40			C4-4		
			C4-5		
			C4-6		
			C4-6A		
4.00				C5-1	

5.00				C6-1 C6-1A	C8-4
6.00				C6-2 C6-2A C6-3	
10.00			C5-2 C4-7 C4-7A	C6-4 C6-5 C6-8	
15.00			C5-3 C5-5	C6-6 C6-7 C6-9	

33-123

Community facility buildings or buildings used for both community facility and commercial uses in all other Commercial Districts.

In the districts indicated, the maximum floor area ratio for a community facility building or for a building used for both commercial and community facility uses shall not exceed the floor area ratio set forth in the following table:

C1-6
C1-7 C2-6
C1-8 C2-7
C1-9 C2-8 C3 C4 C5 C6 C8

Maximum Floor Area Ratio

1.00			C3		
2.00			C4-1		
2.40					C8-1
4.80			C4-2 C4-3		C8-2
6.00				C6-1A	
6.50	C1-6 C1-7	C2-6	C4-4 C4-5	C6-1 C6-2 C6-2A	C8-3 C8-4
7.50	C1-8A	C2-7A			
9.00	C1-8X	C2-7X			
10.00	C1-8 C1-9	C2-7 C2-8	C4-6 C4-6A C4-7 C4-7A	C5-1 C5-2 C5-4	C6-3 C6-4 C6-5 C6-8
15.00		C1-9A C2-8A		C5-3 C5-5	C6-6 C6-7 C6-9

* * *

33-283

Required rear yard equivalents

In the districts indicated, on any *through lot* 110 feet or more in maximum depth from *street to street*, one of the following *rear yard equivalents* shall be provided:

C8-1
C8-2
C1 C2 C3 C4-1 C7 C8-3

(a) An open area with a minimum depth of 40 feet linking adjoining *rear yards*, or if no such *rear yards* exist, then midway (or within five feet of being midway) between the two *street lines* upon which such *through lot* fronts, or

(b) Two open areas, each adjoining and extending along the full length of the *street line*, and each with a minimum depth of 20 feet measured from such *street line*; except that in C1 or C2 Districts the depth of such required open area along one *street line* may be decreased provided that a corresponding increase of the depth of the open area along the other *street line* is made, or

(c) An open area adjoining and extending along the full length of each *side lot line*, with a minimum width of 20 feet measured from each such *side lot line*.

(d) In C1 and C2 Districts mapped within R8A, R9A or R10A Districts and in the districts indicated, the provisions of paragraphs (b) and (c) above shall not apply.

C1-8A C2-7A
C1-8X C2-7X
C1-9A C2-8A

* * *

33-431

In C1 or C2 Districts with bulk governed by surrounding Residence District

C1-1 C2-1
C1-2 C2-2
C1-3 C2-3
C1-4 C2-4
C1-5 C2-5

(a) In the districts indicated, the maximum height of a front wall and the required front setback of a *building* or *other structure* shall be determined by the *Residence District within which such Commercial District* is mapped, and, except as otherwise set forth in this Section, shall be as set forth in the following table:

* * *

(b) When mapped within R8A, R8B, R9A, R9X or R10A Districts the maximum height of a *street wall* and required front setbacks shall be as set forth in Section 23-633 (Street wall and height and setback regulations in certain districts).

C1-1 C2-1
C1-2 C2-2
C1-3 C2-3
C1-4 C2-4
C1-5 C2-5

33-432

In other Commercial Districts

C1-6
C1-7 C2-6
C1-8 C2-7
C1-9 C2-8 C3 C4 C5 C6 C7 C8

(a) In the districts indicated, the maximum height of a front wall and the required front setback of a *building or other structure*, except as otherwise set forth in this Section, shall be as set forth in the following table:

* * *

(b) In the districts indicated the maximum height of a *street wall* or any other portion of a *building or other structure* shall be as set forth in Section 33-433 (Street wall and height and setback regulations in certain districts).

C1-8A C2-7A C6-2A
C1-8X C2-7X C4-6A
C1-9A C2-8A C4-7A

33-433

Street wall and height and setback regulations in certain districts.

In the districts indicated, *street wall*, height and setback regulations are set forth in this Section. The provisions of Sections 33-44 (Alternate Front Setbacks) and 33-45 (Tower Regulations) shall not apply.

C1-8A C2-7A C4-6A C6-2A
C1-8X C2-7X C4-7A
C1-9A C2-8A

1. Location of Street Wall

(a) On a *wide street* the *street wall* of any *development or enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire width of the *zoning lot* fronting on a *wide street* except as provided in (d) below.

However, at the intersection of two *street lines* the *street wall* may be located within five feet of the *street line*, measured perpendicular to the *street*. Recesses are permitted only for entrances and windows. Except as provided in (d) below, above the level of the second *story* or 23 feet, whichever is greater, for any *development or enlargement* fronting on a *wide street* there shall be mandatory *street walls* extending the entire width of the *zoning lot* fronting on a *wide street*, as set forth below:

- (1) 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line*;
- (2) the mandatory *street walls* shall abut the *street line* at least once every 25 feet;
- (3) at the intersection of two *street lines* the mandatory *street walls* shall be located within five feet of the *street line*. These provisions shall apply to all *developments or enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.

(b) On a narrow street beyond a distance of 50 feet from its intersection with a wide street, the street wall of any development or enlargement shall be located no further from the street line than the front wall of a building on an adjacent zoning lot fronting on the same street line. If the mandatory street wall is located within five feet of the street line then 75% of the aggregate area of the street wall of each story shall be within five feet of the street line.

(c) A vertical enlargement in excess of one story or 15 feet to an existing building is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing street wall.

(d) The City Planning Commission may, upon application, authorize modifications in the required street wall location of a development or enlargement if the Commission finds that existing buildings or existing open areas serving existing buildings to remain on the zoning lot would be adversely affected by the location of the street walls of the development or enlargement in the manner prescribed in the paragraphs above.

2. Height of Street Wall

In the districts indicated the mandatory minimum height above curb level of a street wall without a setback shall be as set forth in Column A, or the height of the building, whichever is less; the maximum permitted height of a street wall without a setback at the streetline shall be as set forth in Column B; and above such specified maximum height the building or other structure shall not penetrate the sky exposure plane as set forth in Column B in the table below:

C1-8A C2-7A C4-6A C6-2A
 C1-8X C2-7X C4-7A
 C1-9A C2-8A

Column A		Column B		District	
<i>Sky exposure plane</i>					
Mandatory minimum height of street wall (in feet)		Maximum permitted height of street wall lot without setback at the street line (in feet)	Slope over zoning height of street wall lot (expressed as a ratio of vertical to horizontal distance)		
	Narrow street*		Vertical	Horizontal	
Wide street*					
60	23	85	1.5	to 1	C6-2A
60	55	100	1.5	to 1	C1-8A C2-7A
110	55	110	2.0	to 1	C1-8X C2-7X
125	55	150	2.5	to 1	C1-9A C2-8A
					C4-6A C4-7A

*The mandatory minimum height of a front wall on wide streets shall apply to all developments or enlargements on zoning lots on narrow streets within 50 feet of the intersection with a wide street.

Chapter 4 Bulk Regulations for Residential Buildings in Commercial Districts

34-00 APPLICABILITY AND DEFINITIONS

34-01

Applicability of this Chapter

The *bulk* regulations of this Chapter apply to any *residential building* located on any *zoning lot* or portion of a *zoning lot* in any *Commercial District* in which such *building* is permitted. In addition, the *bulk* regulations of this Chapter or of specified Sections thereof also apply in other provisions of this resolution where they are incorporated by cross reference.

All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.

Column A	Column B	Column C
C1-8A, C1-8X	C1-8	
C2-7A, C2-7X	C2-7	
C1-9A	C1-9	
C2-8A	C2-8	34-112
C4-6A	C4-6	
C4-7A	C4-7	
C6-1A	C6-1	
C6-2A	C6-2	

* * *

[All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Section 34-112.]

* * *

34-112

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

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

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

Applicable Residence District

R3-2	C3	
R5	C4-1 C4-2	
R6	C4-3 C4-4	C6-1A
R-7	C1-6 C2-6 C4-5	C6-1
R8	C1-7 + C4-2A	C6-2
R8A		C6-2A
R9	C1-8 C2-7	C6-3
R9A	C1-8A C2-7A	
R9X	C1-8X C2-7X	

R10	C1-9 C2-8	C4-6 C4-7 C5	C6-4 C6-5 C6-6 C6-7 C6-8 C6-9
R10A	C1-9A C2-8A	C4-6A C4-7A	

* * *

Chapter 5 Bulk Regulations for Mixed Buildings in Commercial Districts

35-00 APPLICABILITY AND DEFINITIONS

35-01

Applicability of this Chapter

The *bulk* regulations of this Chapter apply to any *mixed building* located on any *zoning lot* or portion of a *zoning lot* in any *Commercial District* in which such *building* is permitted. When two or more *buildings* on a single *zoning lot* are used in any combination for *uses* which, if located in a single *building*, would make it a *mixed building*, the regulations set forth in Sections 35-21 to 35-23, relating to Applicability of Residence District Bulk Regulations to Mixed Buildings, in Sections 35-31 to 35-33, relating to Applicability of Floor Area and Open Space Regulations to Mixed Buildings and in Sections 35-41 and 35-42, relating to the Applicability of Lot Area Requirements to Mixed Buildings, shall apply as if such *buildings* were a single *mixed building*. In addition, the *bulk* regulations of this Chapter or of specified Sections thereof also apply in other provisions of this resolution where they are incorporated by cross reference.

All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Sections indicated in Column C.

Column A	Column B	Column C
C1 and C2 in R8A and R8B	C1 and C2 in R8	35-411
C1 and C2 in R9A and R9X	C1 and C2 in R9	35-411, 35-42, 35-631
C1 and C2 in R10A	C1 and C2 in R10	35-42, 35-631
C1-8A C1-8X	C1-8	35-23, 35-412,
C2-7A C2-7X	C2-7	35-42, 35-631
C1-9A	C1-9	35-23, 35-42,
C2-8A	C2-8	35-631
C4-6A	C4-6	
C4-7A	C4-7	35-23, 35-42, 35-632
C6-1A	C6-1	35-23, 35-412
C6-2A	C6-2	35-23, 35-42, 35-632

* * *

[All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Sections 35-23 and 35-412.]

* * *

35-23

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

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

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:

Applicable Residence District

R3-2			C3	
R5			C4-1	
			C4-2	
R6			C4-3	C6-1A
			C4-4	
R7	C1-6	C2-6	C4-5	C6-1
R8	C1-7		C4-2A	C6-2
R8A				C6-2A
R9	C1-8	C2-7		C6-3
R9A	C1-8A	C2-7A		
R9X	C1-8X	C2-7X		
				C6-4
				C6-5
				C6-6
				C6-7
			C4-6	C6-8
R10	C1-9	C2-8	C4-7 C5	C6-9
R10A	C1-9A	C2-8A	C4-6A C4-7A	

* * *

35-40 APPLICABILITY OF LOT AREA REQUIREMENTS TO MIXED BUILDINGS

* * *

35-411

In C1 or C2 Districts mapped within Residence Districts

C1-1 C2-1
 C1-2 C2-2
 C1-3 C2-3
 C1-4 C2-4
 C1-5 C2-5

In the districts indicated, the minimum required *lot area* per 100 square feet of *floor area* used for *commercial* or *community facility use* in a *mixed building* is determined by the *Residence District* within which any such district is mapped, and shall not be less than as set forth in the following table:

Required Lot Area
Per 100 Square Feet of Floor Area
in Commercial or Community
Facility Uses

District within which Required *lot area* (in square feet)

C1 or C2 District is mapped	<i>Commercial use</i>	<i>Community facility use</i>
R1, R2, R3	100	100
R6	50	20
R7-1	30	20
R7-2	30	15
R8	20	15
R8A	17	15
R8B	25	25
R9	15	10
R9A	13	13
R9X	11	11
R10	10	10
R10A	10	10

35-412

In other C1 or C2 Districts or in C3, C4, C5 or C6 Districts

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

In the districts indicated, the minimum required *lot area* per 100 square feet of *floor area* used for *commercial* or *community facility use* in a *mixed building* shall not be less than as set forth in the following table:

Required Lot Area
Per 100 Square Feet of
Floor Area in Commercial
or Community Facility Uses
(in square feet)

<i>Commercial use</i>	<i>Community facility use</i>				
200	100	C3			
100	50	C4-1			
30	20	C4-2			
30	15	C1-6	C2-6	C4-3	
20	15	C1-7		C4-4	
17	15			C4-5	C6-1
15	10			C4-2A	C6-2
13	13	C1-8	C2-7	C6-1A	
11	11	C1-8A	C2-7A	C6-2A	
11	11	C1-8X	C2-7X	C6-3	

10	10	C1-9 C1-9A	C2-8 C2-8A	C4-6 C4-6A C4-7 C4-7A	C5-1 C5-2 C5-4	C6-4 C6-5 C6-8
6.5	6.5				C5-3 C5-5	C6-6 C6-7 C6-9

35-42

Density or Lot Area Bonus in Mixed Buildings

C1-1' C2-1'
 C1-2' C2-2'
 C1-3' C2-3'
 C1-4' C2-4'
 C1-5' C2-5'
 C1-8 C2-7 C4-6
 C1-9 C2-8 C4-7 C5 C6

(a) In the districts indicated, except as otherwise provided in Section 82-08 (Modification of Bulk and Height and Setback Requirements) and Section 85-04 (Modifications of Bulk Regulations), the *lot area* reduction set forth in Section 23-23 (Density Bonus for a Plaza, Plaza-Connected Open Area, or Arcade) shall apply to the *lot area* requirements set forth in Section 23-22 (Required Lot Area per Dwelling Unit or per Room) to the extent that the *building* is used for *residential use*; and the *lot area* reduction set forth in Section 23-26 or Section 24-22 (Lot Area Bonus for a Plaza, Plaza-Connected Open Area, or Arcade), shall apply to the *lot area* requirements set forth in Section 35-41 (Lot Area Requirements for Non-Residential Portions of Mixed Buildings) to the extent that the *building* is used for *commercial or community facility use*.

(b) In the districts indicated, and in C1 and C2 Districts mapped within R9A, R9X and R10A Districts, the density or *lot area* bonus shall not apply.

C1-8A C2-7A C4-6A C6-2A
 C1-8X C2-7X C4-7A
 C1-9A C2-8A

* * *

35-63

Special Tower Regulations for Mixed Buildings

35-631

In certain specified commercial districts

* * *

The tower regulations shall not apply in C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A and C4-6A Districts and in C1 and C2 Districts mapped within R9A, R9X and R10A Districts.

35-632

In other specified commercial districts

* * *

The tower regulations shall not apply in C4-7A and C6-2A Districts.

23-69

Limited in Height Districts

* * *

23-692

Additional Regulations for Narrow Buildings or Enlargements

In R7-2, R8, R9, R10 Districts, or in C1 or C2 Commercial Districts with equivalent *residential floor area ratio*, and in C4-6A, C4-7A and C6-2A Districts, if the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the alternate front setback and tower regulations of Sections 23-64 (Alternate Front Setbacks), 23-65 (Tower Regulations), 33-44 (Alternate front Setbacks) and 33-45 (Tower Regulations) shall be inapplicable.

* * *

74-95

Housing Quality Developments

* * *

The right to *develop or enlarge* in accordance with the conditions of a special permit granted pursuant to this Section shall not be affected by subsequent amendments to the bulk regulations, except *floor area ratios*, of the Zoning Resolution provided that foundations for the *development or enlargement* are completed within two years from the effective date of the special permit.

74-951

Bulk Provisions for Developments

The maximum *residential floor area ratio* for any *building* on a *zoning lot* and the required *lot area per dwelling unit [room or floor area per room]* shall be as follows:

	Maximum Floor Area Ratio Permitted	Required Lot Area Per Dwelling Unit
R3	0.50	1125
R4	0.75	833
R5	1.25	517
R6	2.43	288
R7	3.44	216
R8B	4.00	156
R8	6.02	132
R9	7.52	117
R9[A]X	9.00	100
R10	10.00	90
R10 BONUS	12.00	75

* * *

74-954

* * *

D. BUILDING INTERIOR

1. Size of Dwelling Unit. To create large, useable *dwelling units* accommodating a variety of life styles.

* * *

District	R3-2	R4	R5	R6	R7	R8B	R8	R9	R9[A]X	R10
<i>Net Square Feet Per Dwelling Unit</i>	650	700	745	785	820	830	850	875	890	900

* * *

Special Lincoln Square District

82-08

Modification of Bulk and Height and Setback Requirements

Bulk and Height and Setback regulations otherwise applicable in the L District are modified to the extent set forth in paragraph (1) through (4) of this section, subject to the following limitations:

[(a)] In no event shall total *floor area ratio* permitted on a *zoning lot* exceed [144 per cent of the maximum *floor area ratio* set forth in Section 33-122 and Section 33-123; and,] 12.0.

[(b)] in no event shall the *floor area* of a *residential building* or the *residential portion* of a *mixed building* exceed 12.0.]

(1) The provisions of Sections 23-16, 24-14, or 33-13 (Floor Area Bonus for a Plaza), Sections 23-17, 24-15, or 33-14 (Floor Area Bonus for a Plaza-Connected Open Area), Sections 23-18, 24-16, or 33-15 (Floor Area Bonus for Arcades), or Section 23-23 (Density Bonus for a Plaza-Connected Open Area or Arcade) shall **not** apply, [except that bonuses granted under these sections or under a combination of these sections and Section 82-10 (a) may not increase the maximum *Floor Area Ratio* on any *zoning lots* above 12.0:]

* * *

82-10

Public Amenities

†The Commission, by special permit issued after public notice and hearing and subject to Board of Estimate action, may grant the increase in *floor area* specified in paragraphs (a) through [(h)] (c) of this Section and may authorize a corresponding decrease in required *lot area per room*, if applicable, and appropriate modifications of height and set-back regulations, *yard* regulations, regulations governing minimum distance between *buildings* on a single *zoning lot* and regulations governing courts and minimum distance between legally required windows and walls or lot lines for any new *building* which includes one or more of the public amenities described in paragraphs (a) through [(h)] (c) of this Section, provided that the Commission finds that inclusion of the proposed amenity will significantly protect the specific purposes for which the *Special Lincoln Square District* is established.

(1) The amount of *floor area* by which the total *floor area* of the *building* is reduced because of the inclusion of the amenity;

(2) The direct construction cost of the amenity;

(3) The amount of continuing maintenance required for the amenity;

(4) The degree to which the inclusion of amenity furthers the objectives of the *Special Lincoln Square District*.

The Commission shall restrict the increase in *floor area* for any amenity within the ranges set forth in the following table:

INCREASE IN SQUARE FEET OF FLOOR AREA

	MINIMUM	MAXIMUM
(a) for a mandatory arcade (82-09)		7 per sq. ft of Mandatory Arcade not to exceed 1.0 FAR
(b) for any other <i>arcade</i> , except than no portion of a <i>building</i> can qualify both as an <i>arcade</i> and as a Mandatory <i>arcade</i> .	5 per sq. ft. of <i>arcade</i> .	5.5 per sq. ft. of <i>arcade</i> .
(c) for a <i>plaza</i> or a residential plaza provided that no portion of a <i>zoning lot</i> can qualify both as a <i>plaza</i> and as a <i>pedestrian mall</i> .	6 per sq. ft. of <i>plaza</i>	7.2 per sq. ft. of <i>plaza</i>
(d) for a <i>pedestrian mall</i>	6 per sq. ft. of <i>pedestrian mall</i>	7.2 per sq. ft. of <i>pedestrian mall</i>
(e) Deleted		
(f) for a <i>covered plaza</i>	12 per sq. ft. of <i>covered plaza</i>	14.4 per sq. ft. of <i>covered plaza</i>

(b) [†(g)] for subsurface concourse or bridge connections to other buildings or to subways, or for subway improvements, or substantial on grade pedestrian oriented improvements and street treatment in the public right of way.

(c) [(h)] for provision of low or moderate income housing.

Building and pavement material used shall be subject to City Planning Commission approval in order to reinforce the character of the Special Lincoln Square District Area.

[In connection with a special permit granted pursuant to this Section, the Commission may permit

(1) obstructions such as awnings, canopies, pedestrian bridges, escalators, stairs, balconies or other architectural elements to be located above the floor level of a *covered plaza* provided the Commission finds that such elements will enhance the amenity of the *covered plaza* or promote pedestrian circulation however, where the height of the *covered plaza* is less than 30 feet no obstructions which would reduce the height shall be permitted or

An amount, subject to the limitations set forth in Section 82-08, to be determined by the Commission, after consideration of the amenity by criteria (1) through (4) of this Section.

An amount subject to the limitations set forth in Section 82-08, to be determined by the Commission.

(2) a *covered plaza* to be kept open to the public for hours other than 8 a.m. to 12 midnight where the Commission finds that the proposed hours will be consistent with maximum reasonable public access to the *covered plaza* or

(3) balconies used as open dining areas to project more than 5 feet into a *covered plaza* provided the Commission finds that such balconies will enhance the amenity of the *covered plaza* or

(4) modification of the entrance requirements for air conditioned *covered plazas* provided that the Commission finds that the entrance is designed to ensure prominent public attention while retaining the height and width requirements for the entrance of a *covered plaza*.]

R9A DISTRICT

[23-146

Special Provisions for R9A Districts

In an R9 District indicated with a suffix "A", the maximum permissible *floor area ratio* on a *zoning lot* shall not exceed 9.0. No *plaza* or *arcade bonuses* shall be permitted within an R9A District.

In addition, the following requirements shall apply to all *developments* or *enlargements* on such *zoning lots*:

(1) Mandatory Street Walls

The front height and setback regulations of Sections 23-632 and 24-522 applicable to an R9A District shall apply except as set forth herein:

- (a) The *street wall* of all *developments* or *enlargements* on a *zoning lot* having a frontage on a *wide street* shall extend along the full length of its *street line* fronting on such *wide street*, without a setback for a height of 110 feet above the *curb level* or the full height of the *building*, whichever is less.

Above a height of 110 feet, the *street wall* shall setback at least 10 feet on a *wide street* and 15 feet on a *narrow street*. Above a height of 130 feet, there shall be an additional *street wall* setback of 10 feet.

- (b) *Street wall* recesses are permitted above the level of the second *story ceiling*, or 23 feet above *curb level*, whichever is less, provided that the aggregate length of all recesses at the level of any *story* does not exceed 50 percent of the length of the *street wall*. The depth of such recesses shall not exceed 10 feet. No *street wall* recesses are permitted within 20 feet of the intersection of two *street lines*. *Street wall* openings are permitted below the level of the second *story ceiling*, for entrances only.
- (d) The alternate front setback and tower regulations of Sections 23-64 (Alternate Front Setbacks), 23-65 (Tower Regulations), 24-53 (Alternate Front Setbacks) and 24-54 (Tower Regulations) shall not apply to any *development* or *enlargement* within an R9A District.

- (e) Where the *street wall* of the *building* with a height less than 110 feet above *curb level* was constructed with a setback from the *street line*, *enlargement* of such *buildings* may be permitted by vertical extension of its existing *street wall*.
- (f) If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the provisions of Section 23-147 (Additional regulations for narrow buildings or enlargements) shall apply to such new *buildings* or *enlargements*.
- (2) **Height Factor, Open Space, Lot Coverage and Lot Area Per Room Regulations**
In an R9A District, *height factor*, the *open space*, *lot coverage* and *lot area per room* regulations of Article II, Chapter 3 and Chapter 4, are not applicable. In lieu thereof, the maximum permitted *lot coverage* on a *zoning lot* shall not exceed 80 percent of the *lot area* on a *corner lot* and not more than 70 percent of the *lot area* on an *interior* or *through lot*. For the purposes of this Section, any permitted obstructions on a *zoning lot* pursuant to Section 23-44 or Section 24-12 shall not count as *lot coverage*.
- (3) **Yard and Court Regulations**
The yard and court regulations of an R9 District shall apply except that on a *through lot* the provisions of paragraphs (b) and (c) in Sections 23-533 and 24-382 (Required Rear Yard Equivalent) and Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) shall be inapplicable.
- (4) **Off-Street Parking and Loading Regulations**
The off-street parking and loading regulations of an R9 District shall apply.]

[33-125

Special Provisions for C1-8A Districts

Notwithstanding any other provisions of this Resolution to the contrary, in a C1-8 District indicated with a suffix "A", the maximum permissible *floor area ratio* on a *zoning lot* shall not exceed 9.0 of which not more than 2.0 FAR may be used for *commercial uses* allowable in a C1 District. No *plaza* or *arcade* bonuses shall be permitted within a C1-8A District.

In addition, the following requirements shall apply to all *developments* or *enlargements* on such *zoning lots*:

- (1) **Mandatory Street Walls**
The front height and setback regulations of Section 33-432 applicable to a C1-8 District shall apply except as set forth herein:
 - (a) The *street wall* of all *developments* or *enlargements* on a *zoning lot* having a frontage on a wide street shall extend along the full length of its *street line* fronting on such *wide street*, without a setback for a height of 110 feet above the *curb level* or the full height of the *building*, whichever is less.

Above a height of 110 feet, the *street wall* shall setback at least 10 feet on a *wide street* and 15 feet on a *narrow street*. Above a height of 130 feet, there shall be an additional *street wall setback* of 10 feet.

- (b) *Street wall recesses* are permitted above the level of the second *story ceiling*, or 23 feet above *curb level*, whichever is less, provided that the aggregate length of all recesses at the level of any *story* does not exceed 50 percent of the length of the *street wall*. The depth of such recess shall not exceed 10 feet. No *street wall recesses* are permitted within 20 feet of the intersection of two *street lines*. *Street wall openings* are permitted below the level of the second *story ceiling*, for entrances only.
 - (c) These mandatory *street wall requirements* also apply to all *developments* or *enlargements* along all *street lines* of *narrow streets* within 50 feet of their intersection with the *street lines* of *wide streets*. For the next 20 feet along the *street line* of a *narrow street*, the mandatory *street wall requirements* are optional.
 - (d) The alternate front setback and tower regulations of Section 33-44 (Alternate Front Setbacks), Section 33-45 (Tower Regulations), 34-23 (Modification of Height and Setback Regulations) and Section 35-63 (Special Tower Regulations for Mixed Buildings) shall not apply to any *development* or *enlargement* within a C1-8A District.
 - (e) Where the *street wall* of the *building* with a height less than 110 feet above *curb level* was constructed with a setback from the *street line*, *enlargement* of such *buildings* may be permitted by vertical extension of its existing *street wall*.
 - (f) If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the provisions of Section 23-147 (Additional regulations for Narrow Buildings or Enlargements) shall apply to such new *buildings* or *enlargements*.
- (2) **Height Factor, Open Space, Lot Coverage and Lot Area Per Room Regulations**
 In a C1-8A District, *height factor*, the *open space*, *lot coverage* and *lot area per room* and density regulations of Article II, Chapter 3 and Chapter 4, and Article III, Chapter 5, are not applicable. In lieu thereof, the maximum *lot coverage* on a *zoning lot* shall not exceed 80 percent of the lot area on a *corner lot* and not more than 70 percent of the *lot area* on an *interior* or *through lot*. For the purpose of this Section, permitted obstructions on a *zoning lot* pursuant to Section 23-44, 24-12 or 33-23 shall not count as *lot coverage*.
- Furthermore, when a *development* or *enlargement* contains *residential uses* the bulk regulations of an R9A District as set forth in Section 23-146 (Special Provisions for Certain Districts) shall apply to such residential uses.
- (3) **Yard and Court Regulations**
 The yard and court regulations of a C1-8 District shall apply except that on a *through lot* the provisions of paragraph (b) and (c) in Section 33-283 (Required rear yard equivalents) and Section 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS FOR MIXED BUILDINGS) shall be inapplicable.
 - (4) **Off-Street Parking and Loading Regulations**
 The off-street parking and loading regulations of a C1-8 District shall apply.]

* * *

* * *

[34-113

Special Provisions for C1-8A Districts

In a C1-8 District indicated with a suffix "A", the *bulk*, off-street parking and loading regulations as set forth in Section 33-125 shall apply to all *developments* or *enlargements*.]

* * *

[35-36

Special Provisions for C1-8A Districts

In a C1-8 District indicated with a suffix "A", the *bulk*, off-street parking and loading regulations as set forth in Section 33-125 shall apply to all *developments* or *enlargements*.]

Resolution for adoption scheduling March 7, 1984 for a public hearing.

[123-146

Special Provisions for R9A District

(1) Mandatory street walls

* * *

- (f) If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the provisions of Section [23-147] 23-692 (Additional regulations for narrow buildings or enlargements) shall apply to such new *buildings* or *enlargements*.]

* * *

[33-125

Special Provisions for C1-8A Districts

(1) Mandatory street walls

* * *

- (f) If the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the provisions of Section [23-147] 23-692 (Additional regulations for narrow buildings or enlargements) shall apply to such new buildings or enlargements.]

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 17
CB 1
C 840304 PPX
PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of one City-owned property pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location	Zoning
840304 PPX	1	2309	18,19	300-302 East 134th Street	M1-2

(On February 1, 1984, Cal. No. 7, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18
CB 3
C 840305 PPX
PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location	Zoning
840305 PPX	3	2976	60,62,67 68,70,71	1340-1344 and 1358-62 Wilkins, and 872-890 Jennings Street.	C1-2

(On February 1, 1984, Cal. No. 8, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19
CB 1,2,3,4
C 840323-326 PPX
PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of nine City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
840323 PPX	1	2291	41	475 Brook Avenue
		2617	18	670 St. Anns Ave.
		2329	73	513 Courtlandt Ave.
		2552	3	280 St. Anns Ave.

840324 PPX	2	2726	76	1018 Fox Street
		2744	11	1086 Southern Blvd.
		2690	119	850 E. 164th St. A.L.A. 976-78 Prospect Avenue.
840325 PPX	3	2481	8	886 Morris Avenue
840326 PPX	5	2803	20	306 East Tremont Avenue

(On February 1, 1984, Cal. No. 9, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 20

CB 3

C 821114 MMR

PUBLIC HEARING:

IN THE MATTER OF a map change establishing the lines and grades of Thollen Street from Ovis Place to Spratt Avenue, and Ovis and Thayer Places from Hylan Boulevard to Thollen Street, in accordance with Map No. 4030, dated April 12, 1982 and signed by the Borough President.

(On February 1, 1984, Cal. No. 10, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CB 1

C 840302 PPR

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of one City-owned property pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location	Zoning
840302 PPR	1	1717	76,225	South side of Morrow Street, 180 feet East of Elizabeth Grove Road thru to Goethals Road North	M2-1

(On February 1, 1984, Cal. No. 11, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 22

CB 1

C 840338 PPR

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of one City-owned property pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location	Zoning
840338 PPR	1	644	26	395 Vanderbilt Ave.	R-5

(On February 1, 1984, Cal. No. 12, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 23

CB 3

N 821053 ZRR

PUBLIC HEARING:

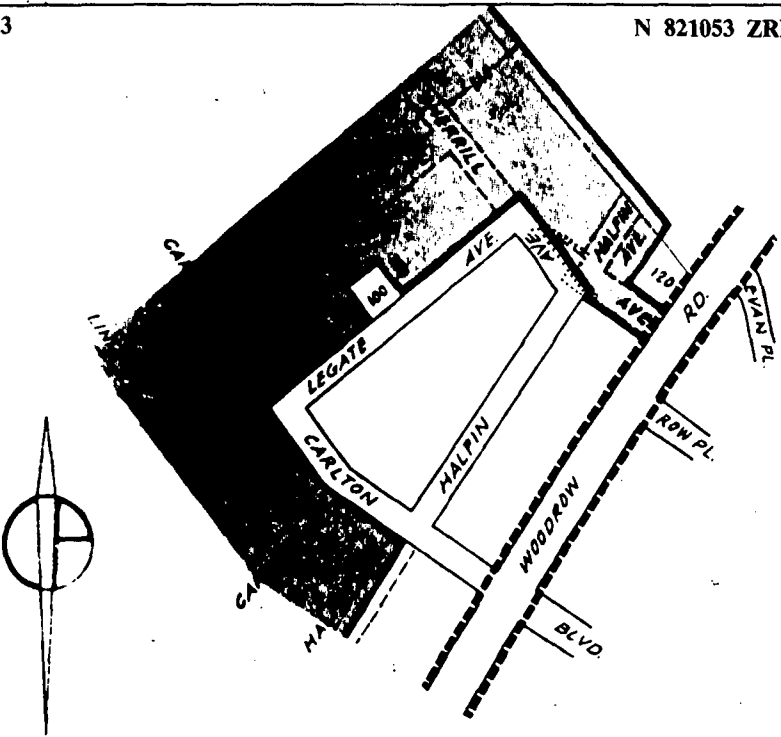
IN THE MATTER OF an application, pursuant to Section 107-21 of the Zoning Resolution and Section 200 of the New York City Charter from the Staten Island Office of the Department of City Planning for the grant of modification of the boundary of the Designated Open Space for elimination of Open Space from the bed of mapped street Legate Avenue and Halprin Avenue, and replacing outside of mapped street, in the South Richmond Special District, as shown on a diagram dated June 1, 1982.

(On February 1, 1984, Cal. No. 13, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

CB 3

N 821053 ZRR

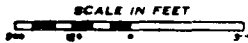


CITY PLANNING COMMISSION
 CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
 CHANGE IN DESIGNATED OPEN SPACE OF SECTION 107-200 OF ZONING
 RESOLUTION, IN SOUTH RICHMOND SPECIAL DISTRICT PLAN MAP





33a
 BOROUGH OF
 STATEN ISLAND

Approved

[Signature]
 Director, Division of Zoning
[Signature] PE
 Chief Engineer



NOTE

-  indicates Zoning District boundary of open space network.
-  The area enclosed by the line dotted line delineates areas added to and deleted from designated open space network within the Special South Richmond Development District.
-  indicates area of open space network.
-  indicates a 20 Foot Setback if there is no parking within the setback, 35 Foot Setback if parking is provided within the setback.

Date: 6-1-82

BOROUGH OF BROOKLYN

No. 24**CB 1,2,3,4,5,6,7,8,14,16****C 840327-336 PPK****PUBLIC HEARING:**

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 104 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP #	COM.BOARD	NO. OF PARCELS
840327 PPK	1	6
840328 PPK	2	2
840329 PPK	3	47
840330 PPK	4	1
840331 PPK	5	14
840332 PPK	6	2
840333 PPK	7	1
840334 PPK	8	10
840335 PPK	16	20
840336 PPK	14	1

List and description of the property can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On February 1, 1984, Cal. No. 14, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25
CB 1**C 840164 HDK****PUBLIC HEARING:**

IN THE MATTER OF a land **disposition** application for **city-owned property** pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedures, as adopted by the City Planning Commission.

The property to be disposed of (Block 2757, Lots 28, 29 & 31) contains three buildings which are to be rehabilitated into one structure having 65 rental apartments for the elderly. The project is tentatively known as METRO HOUSES and is to receive Section 202 funds from the Department of Housing and Urban Development.

This application was submitted by the Department of Housing Preservation and Development on August 25, 1983.

(On February 1, 1984, Cal. No. 15, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 26

CB 5,16

N 840492 BDK

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the Public Development Corporation pursuant to Section D3-4.0(c) Title D of Chapter 3 of the Administrative Code of the City of New York (Business Improvement Districts) **for the District Plan of the East Brooklyn Industrial Park.**

(On February 1, 1984, Cal. No. 16, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 27

CB 2

C 831271 HDK

PUBLIC HEARING:

IN THE MATTER OF a land disposition application for city-owned property, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The property, known as **29 Greene Avenue** (Block 2119, lot 1), comprises Site 21 within the Atlantic Terminal Urban Renewal Area.

The proposed disposition would facilitate the conversion of the former Brooklyn Eye and Ear Hospital to provide 87 apartments for the elderly. The project is to be financed by a Direct Loan Mortgage provided by the U.S. Department of Housing and Urban Development pursuant to Section 202 of the Housing Act of 1957, with 100% subsidy provided under Section 8 of the U.S. Housing Act of 1937, as amended.

This application was submitted by the Department of Housing Preservation and Development on June 10, 1983 and December 21, 1983.

(On February 1, 1984, Cal. No. 17, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 28

CB 12

C 840337 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of three City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location	Zoning
840337 PPQ	12	10089	7	106-35 Sutphin Blvd.	R-6
		10090	21	107-06 150th Street	C2-2
		12056	28	141-24 Rockaway Blvd.	C1-1

(On February 1, 1984, Cal. No. 18, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CB 3

C 830528 MMQ

PUBLIC HEARING:

IN THE MATTER OF a map change application, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission, to change the street lines at the northeast corner of Northern Boulevard and 68th Street, in accordance with Map No. 4783, dated September 20, 1983 and signed by the Borough President.

(On February 1, 1984, Cal. No. 19, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30 and 31

[Proposed elimination of unneeded street areas and special permit request in conjunction with a proposed large scale residential development, known as Flushing View Terrace.]

No. 30

CB 7

C 830580 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application from Flushing View Terrace Corporation requesting a special permit pursuant to Section 78-312(c) 78-312(f), 78-35 and 78-52 of the Zoning Resolution, involving a large-scale residential development fronting on the westerly side of 120th Street, extending from 25th Road to 25th Avenue.

(On February 1, 1984, Cal. No. 20, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CB 7

C 830581 MMQ

PUBLIC HEARING:

IN THE MATTER OF a map change showing the elimination of 25th Road and 25th Avenue between 119th Street and 120th Street, elimination of the westerly 10 feet of 120th Street between 25th Road and 25th Avenue, establishment of two 90 feet turnaround areas in the new termini of 119th Street; approximately 558 feet south of 23rd Avenue and approximately 673 feet north of 27th Avenue and the delineation of public pedestrian easements and sewer easements, all in accordance with Map No. 4786, dated October 19, 1983 and signed by the Borough President. The map was referred by the Board of Estimate on October 20, 1983 (Calendar No. 318).

(On February 1, 1984, Cal. No. 21, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 32

CB 6

C 840205 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 74-96 of the Zoning Resolution, for a **special permit to modify the provisions of Article II, Chapter 7** (Special Urban Design Guidelines—Residential Plaza) **on property located on the west side of Second Avenue between East 54th Street and East 55th Street** within C1-9 and C6-4 Districts.

(On February 1, 1984, Cal. No. 2, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CB 3

C 840314 HAM

PUBLIC HEARING:

IN THE MATTER OF an application relating to the **designation and disposition of a City-owned building** pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is requested:

- 1) The designation of City-owned property as an Urban Development Action Area.

Address	Block	Lot
303 East 8th Street	391	57

- 2) An Urban Development Action Area Project for such property.
- 3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development.

This application was submitted by the Department of Housing Preservation and Development (HPD) on October 24, 1983.

(On February 1, 1984, Cal. No. 3, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 34

CB 3

C 840306 PPM

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of three City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location	Zoning
840306 PPM	3	437	4	NorthEast Corner of 1st Ave., E. 9th St., Northside of E. 1st St., 285 feet East of 2nd. Avenue.	C1-5 R7-2
		443	53		
		445	54	Northside of E. 3rd. St. 265 feet East of 2nd. Ave.	R7-2

(On February 1, 1984, Cal. No. 4, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 35

CB 4 and 5

N 840429 ZRM

[Proposed zoning text amendment with regard to the extension of the Sunset date from July 15, 1984 to July 15, 1985 of the Theatre Subdistrict in the Borough of Manhattan.]

PUBLIC HEARING:

IN THE MATTER OF amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Section 81-71, as follows:

Matter in **Bold type** is new:

Matter in brackets [] is old, to be omitted:

Matter in *italics* is defined in Section 12-10.

81-70 SPECIAL REGULATIONS FOR THEATRE SUBDISTRICT**81-71****General Provisions**

The regulations of Sections 81-72 to 81-74, inclusive, relating to Special Regulations for the Theatre Subdistrict are applicable only in the Theatre Subdistrict, whose boundaries are shown on Map No. 2 (Special Midtown District and Subdistricts). They supplement or modify the regulations of this Chapter applying generally to the *Special Midtown District* of which the Subdistrict is a part.

In order to preserve and protect the character of the Theatre Subdistrict as a cultural and theatrical showcase as well as to help insure a secure basis for the useful cluster of shops, restaurants and related amusement activities, special incentives and controls are provided for the preservation and rehabilitation of existing theatres and the addition of new theatres, and special restrictions are placed on ground floor uses and signage within the Subdistrict.

The Mayor of the City of New York shall appoint a Theatre Advisory Council (the "Council") and name a chairperson. Other members of the "Council" shall include representatives of the performing arts, the theatrical industry and related professions. The "Council" shall advise the City Planning Commission concerning applications for special permits or certifications pursuant to Section 81-74.

Applications shall be referred by the Commission to the "Council" for an advisory report prior to certification for ULURP (Uniform Land Use Review Procedure) review. Such advisory report shall assist the Commission in evaluating each special permit application and in making each of the required findings therein concerning demolition pursuant to Section 81-742 or the *floor area* bonus pursuant to Sections 81-744 or 81-745. In all special permits or certifications involving the preservation or rehabilitation of existing theatres or the construction of new theatres, the "Council" shall advise the Commission on the adequacy of the assurances required by Section 81-743 for continuance of legitimate theatre use.

The regulations of Sections 81-72 through 81-74, relating to a Special Theatre Subdistrict will expire on [July 15, 1984] **July 15, 1985**. At that time or prior thereto, the City Planning Commission will submit to and the Board of Estimate will act upon further zoning action or actions based upon a comprehensive review undertaken by the City Planning Commission with the full participation and advice of the Theatre Advisory Council authorized herein. Such review will include additional planning proposals to strengthen the long-term viability of the legitimate theatres through alternative accommodations, such as but not limited to, the designation of the special character of the Theatre District, actions of the Landmarks Preservation Commission, consideration of air rights and implementation of special criteria for the theatre demolition permit.

* * *

(On February 1, 1984, Cal. No. 5, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

No. 36

Q 1,2,3,4,6,8,9 and 10
M 1,2,3,4,5, and 6

C 830985 BFY

PUBLIC HEARING:

IN THE MATTER OF an application from Olympia Trails Bus Company, Inc. requesting a franchise to operate omnibus service between Newark International Airport on the one hand, and, on the other, the World Trade Center and the East Side Airlines terminal, via Holland Tunnel and via Lincoln Tunnel; and between the World Trade Center and the East Side Airlines Terminal on the one hand, and, on the other, La Guardia Airport and John F. Kennedy International Airport.

(On February 1, 1984, Cal. No. 6, the Commission scheduled February 22, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 37

CB 1,2,3

C 840266-268 PPX

IN THE MATTER OF of an application by the Division of Real Property for the disposition of 11 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location	Zoning
840266 PPX	1	2676	23	Northside of 156th St. 30 feet west of Union Ave.	C2-2 R7-1
			25	Northside of E. 156th St. 118 feet west of Union Ave.	C2-2 R7-1
		2375	18, 21	Westside of Elton Ave., 97 feet North of 153rd Street	C4-4
			16	532 Wales Avenue	
		37,38, 39,50	507-515 Tinton Avenue	R7-1	
840267 PPX	2	2757	43	1054 Lowell Street	M1-1
		2757	48,49	1159-63 E. 165th Street	M1-1
840268 PPX	3	2679	32	1063 Prospect Avenue	R-6
			1	3738 3rd Avenue	C2-4
		2927	4	3750 3rd Avenue	C2-4
		2963	33,34, 34,37	Northwest corner of Bristow Street and Jennings Street	R7-1

(On January 18, 1984, Cal. No. 8, the Commission scheduled February 1, 1984 for a public hearing. On February 1, 1984, Cal. No. 25, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 38

CB 1

C 830560 MMR

IN THE MATTER OF a map change showing the establishment of an addition to Hero Park located at the southeast intersection of Victory Boulevard and Forest Avenue, in accordance with Map No. 4049 dated August 10, 1983 and signed by the Borough President and the Commissioner of Parks.

(On January 18, 1984, Cal. No. 6, the Commission scheduled February 1, 1984 for a public hearing. On February 1, 1984, Cal. No. 26, the hearing was closed.)

For consideration.

 No. 39

CB 5

N 840426 ZAR

[Request for authorization to exceed 185 feet of aggregate width of street wall to construct 38, two story, single family dwellings.]

IN THE MATTER OF an application pursuant to Zoning Section 23-463, maximum aggregate width of street walls, for granting of an authorization to exceed 185 feet of aggregate width of street wall, on the block bounded by Essex Street, Blake Avenue, Shepherd Avenue, and Dumont Avenue.

For consideration.

 No. 40

CB 3

C 840353 PPR

IN THE MATTER OF an application by the Division of Real Property for the disposition of one City-owned property pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location	Zoning
840353 PPR	3	7945	9	Southwest corner of Craig Avenue and Amboy Road	R3-2

(On January 18, 1984, Cal. No. 7, the Commission scheduled February 1, 1984 for a public hearing. On February 1, 1984, Cal. No. 27, the hearing was closed.)

For consideration.

 No. 41

CB 3

N 830858 RAR

[Modification of existing topography in Special South Richmond Development District pursuant to Sections 107-65 of the Zoning Resolution and Section 200 of the New York City Charter.]

IN THE MATTER OF an application, pursuant Section 107-65 of the Zoning Resolution and Section 200 of the New York City Charter from Peter F. Oddo, Jr., Architect, for granting authorization of modification of existing grade at 47 Ravenna Street, Borough of Staten Island, Block 6364, lot 99.

For consideration.

BOROUGH OF BROOKLYN

No. 42

CB 1

C 831264 HAK

IN THE MATTER OF an application relating to the designation and disposition of a City-owned building located in Community District #1 of the Borough of Brooklyn, pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is required:

- 1) The designation of City-owned property located:

Address	Block	Lot
358 Marcy Avenue	2232	44

- 2) An Urban Development Action Area Project for such property.
 3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development (HPD).

This application was submitted by HPD on June 6, 1983.

(On January 18, 1984, Cal. No. 9, the Commission scheduled February 1, 1984 for a public hearing. On February 1, 1984, Cal. No. 28, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 43

[Proposed elimination of a street area to alleviate garbage dumping problems and enhance security.]

CB 5

C 810305 MMQ

IN THE MATTER OF a map change showing the elimination, discontinuance and closing of 59th Avenue between Rust Street and 59th Street and the delineating of a sewer and utility easement, in accordance with Map No. 4784, dated October 11, 1983 and signed by the Borough President. The map was referred by the Board of Estimate on October 20, 1983 (Calendar No. 233).

(On January 18, 1984, Cal. No. 2, the Commission scheduled February 1, 1984 for a public hearing. On February 1, 1984, Cal. No. 29, the hearing was closed.)

For consideration.

No. 44

[Proposed mapping of a 9.7 acre public park in Fort Totten.]

CB 7

C 830287 MMQ

IN THE MATTER OF a map change showing the layout of a park along the northerly line of the Cross Island Parkway, between Totten Road and the northeasterly prolongation of 17th Avenue, minor modification of the northerly line of the Cross Island Parkway and the delineation of a sewer easement and a right-of-way easement, in accordance with Map No. 4706 dated September 1, 1977 and signed by the Borough President.

(On January 18, 1984, Cal. No. 3, the Commission scheduled February 1, 1984 for a public hearing. On February 1, 1984, Cal. No. 30, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 45

[Proposed 10-year renewal of a franchise to continue to maintain and use an aerial tramway from Roosevelt Island over the East River to the west side of Second Avenue between East 59th Street and East 60th Street].

CB 8**C 830997 GFM**

IN THE MATTER OF an application by the New York State Urban Development Corporation for a renewal of a franchise for ten years from June 30, 1984, to maintain and operate an aerial tramway over the across the west channel of the East River, north of the Queensborough Bridge, between Roosevelt Island and the west side of Second Avenue, exclusively for the transportation of persons.

(On January 18, 1984, Cal. No. 4, the Commission scheduled February 1, 1984 for a public hearing. On February 1, 1984, Cal. No. 22, the hearing was closed.)

For consideration.

No. 46
CB 11**C 840265 PPM**

IN THE MATTER OF an application by the Division of Real Property for the disposition of the following City-owned property:

Block	Lot	Location	Size	Type of Property
1635	148	South side of E. 108th St. 82 feet East of Lexington Ave.	17 x 100'	Unimproved

in the Borough of Manhattan, pursuant to Section 197-c of the New York City Charter.

(On January 18, 1984, Cal. No. 5, the Commission scheduled February 1, 1984 for a public hearing. On February 1, 1984, Cal. No. 23, the hearing was closed.)

For consideration.

No. 47
CB 2**C 831085 ZSM**

IN THE MATTER OF an application, pursuant to Section 74-781 of the Zoning Resolution, from P Kim, owner for the **grant of a Special Permit** to permit a use listed in Use Group 6 on the ground floor of a loft building on property located between Astor Place and East 4th Street (**417 Lafayette Street**) within the NoHo, M1-5B district.

(On January 4, 1984, Cal. No. 9, the Commission scheduled January 18, 1984 for a public hearing. On January 18, 1984, Cal. No. 22, the hearing was continued to February 1, 1984. On February 1, 1984, Cal. No. 24, the hearing was closed.)

For consideration.

No. 48

CB 7

N 8409535 HKM

IN THE MATTER OF the West End-Collegiate Historic District, designated by the Landmarks Preservation Commission on January 3, 1984, pursuant to Section 207-2.0 of the Administrative Code requiring the City Planning Commission to report to the Board of Estimate on the relationship of this designation to the Master Plan, the Zoning Resolution, proposed public improvements or any renewal plans for the area involved.

Location: two full blocks and four partial blocks generally located between Riverside Drive and West End Avenue between 74th and 77th Streets.

For consideration.

 No. 49

CB 8

N 840294 ZRM

[Proposed text amendment to allow auto repair uses in manufacturing space provided in Housing Quality mixed use buildings.]

IN THE MATTER OF an amendment to the Zoning Resolution pursuant to Section 200 of the New York City Charter, relating to Section 74-97 as follows:

Matter in **Bold Type** is new.

Matter in *italics* is defined in Section 12-10.

74-97

Special Provisions for a Housing Quality Development on a Through Lot Divided by Residence-Manufacturing District Boundaries with a Substantial Grade Differential.

Within the boundaries of Community Board #8 in the Borough of Manhattan, when a *through lot* comprising an area of at least 30,000 square feet, and with a grade differential of more than 15 feet at *curb level* between two separate *street* frontages, is located partially in an R10 District and partially in an M1-4 District and occupies a frontage on a *wide street*, the City Planning Commission may permit the transfer and conversion to *residential uses* of any unused *floor area* from the M1-4 portion to the R10 portion of the *zoning lot* for a *mixed use development*, provided that the R10 portion is developed pursuant to Section 74-95 (Housing Quality Development).

In addition to findings required pursuant to Section 74-95, the Commission shall find:

- (1) That such *development* shall relate harmoniously to all structures and open spaces in the vicinity in terms of scale, location and access to light and air; and shall not be incompatible with, or adversely affect, any *residential* or *non-residential uses* in the area.
- (2) That such *development* shall provide continuity of similar *uses* along each *street* frontage of the *zoning lot*.
- (3) That such *development* shall not create or contribute to serious traffic congestion on local *streets* and shall not unduly inhibit surface traffic and pedestrian flow.
- (4) That all service and vehicular entrances to the commercial/manufacturing portion of the *development* shall be located in the M1-4 District.
- (5) That *manufacturing uses* are located below the level of the lowest *story* containing *dwelling units* and that all new *uses* shall be limited to *uses* set forth in paragraph (6)(a) of this section.

(6) That, notwithstanding inconsistent provisions of the Resolution, such mixed *development* shall comply with the following *bulk* regulations:

- a) The maximum *floor area* for any *development* on the M1-4 portion of a *zoning lot* shall not exceed twice its M1-4 lot area. At least 1.0 FAR of such portion of the lot shall contain manufacturing and semi-industrial *uses* listed in groups A and B of Section 15-58.

However, for every square foot of *floor area* for any existing or new manufacturing or semi-industrial *use* listed in Group A and B of Section 15-58 to be retained and/or constructed on the *zoning lot*, the permissible *floor area* on the R10 portion of the *zoning lot*, may be increased by one additional square foot. Such increase of *residential floor area* shall not exceed an amount equal to twice the *lot area* of the M1-4 portion as set forth above.

Within twelve months of the issuance by the Department of Buildings of a temporary or permanent certificate of occupancy, whichever occurs earlier, for the *development*, one or more signed lease agreements shall be filed with the City Planning Commission showing the occupancy of the *floor area* designated for manufacturing and semi-industrial *uses* listed in Group A and B of Section 15-58 by such *uses*. If such filing is not made, or if at any time such *floor area* is vacant for longer than 6 months after notification by the Chairman of the Commission, the City shall have the right to designate as tenant of such space, at a guaranteed rental to be approved by the Commission, any tenant engaged in a manufacturing or semi-industrial *use* listed in Groups A and B of Section 15-58. In addition to the above, written descriptions indicating the *use* of all *floor area* designated for such manufacturing and semi-industrial *uses* shall be filed yearly with the Department of City Planning.

- b) For any further increase of *floor area* on the R10 portion, the following provisions shall apply:
- (i) The City Planning Commission may permit a maximum of 2.0 FAR of bonus *floor area* for a Housing Quality development only when certain specified neighborhood improvements are provided within the *street district* pursuant to Section 74-957.
- (ii) The City Planning Commission may permit the conversion of unused *non-residential floor area* of the M1-4 portion into *residential floor area* and its subsequent transfer to the R10 portion.

For such conversion and subsequent transfer of unused *floor area*, the maximum permissible *floor area ratio* on the M1-4 portion is 6.5 (as allowed for community facility *uses* on the M1-4 portion pursuant to Section 43-122) plus any increase of *floor area* that has been authorized by the Commission for the provision of existing or new manufacturing floor space as required in paragraph (a) above.

For the purpose of this Section, there shall be no more than one room for every 300 square feet of transferable floor area.

- c) For such mixed development, the Housing Quality Program scoring system as set forth in paragraph A of Section 74-954, shall apply to all manufacturing *developments* located in the M1-4 portion of the *zoning lot* in order to evaluate the neighborhood impact of such manufacturing *development* in the area. Paragraphs B, C and D shall not be applicable to manufacturing portions of the *development*. Furthermore, within such mixed *development* predominant placement of *residential uses* and *bulk* shall be in the R10 portion of the *zoning lot*.
- d) When any recreational space required pursuant to paragraph B of Section 74-954 is located within the M1-4 District, such recreational space shall be provided above a *story* occupied by *manufacturing uses*.

- e) *Accessory off street parking for residential uses* may be located within the M1-4 portion of the *zoning lot* provided that such *accessory* parking spaces are provided below the *curb level* of the adjoining *street*.

The City Planning Commission may prescribe appropriate conditions and safeguards so as to minimize any adverse effects on the character of the surrounding area.

As a condition for the issuance of any special permit under the provisions of this Section, there shall be a legal commitment binding upon the owner for the continuance of the life of the related *development* to preserve and maintain *manufacturing uses* on the *zoning lot*.

For the purposes of paragraphs (5) and (6) of this section, uses permitted in the M1-4 portion of the Zoning lot may also include automobile repair use listed in paragraph B of section 32-25 (Use Group 16).

(On December 7, 1983, Cal. No. 22, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 38, the hearing was closed.)

For consideration.

Citywide

No. 50

CITYWIDE

C 821250 BFY

IN THE MATTER OF of an application by Command Bus Co. located at 626 Wortman Avenue, Brooklyn, New York for a **modification** of its **interim permit** dated September 13, 1979 to **add an Express bus route (BM-4)** from the intersection of Geritsen and Lois Avenues in the Borough of Brooklyn to the Borough of Manhattan, and to add certain streets to routes BM-1, BM-2, BM-3 and BQM-1.

(On December 7, 1983, Cal. No. 23, the Commission scheduled January 4, 1984, for a public hearing. On January 4, 1984, Cal. No. 39, the hearing was closed. On January 18, 1984, Cal. No. 41, the report was laid over.)

For consideration.
