

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
	MINUTES	(5/6/87)		Approved	47				
1	C 860433	ZSA		Hearing Closed	48				
2	C 860553	ZMM		" "	49				
3	C 870550	HDK		" "	50				
4	C 870003	ZMR		" "	51				
5	N 870002	ZKR		" "	52				
6	C 870461	PPM		Laid Over	53				
7	C 870593	PPM	✓	Fac. Rpt. Adopted	54				
8	N 860750	ZAM		Auth. Approved	55				
9	N 870769	HKM	✓	Landmark Approved	56				
10	N 870770	HKM	✓	" "	57				
11	N 870771	HKM	✓	" "	58				
12	N 870443	ZRY	✓	Fac. Rpt. Adopted	59				
13	C 870643	PSR	✓	" " "	60				
14	N 860239	ZAR		Auth. Approved	61				
15	N 870620	RAR		" "	62				
16	N 860680	ZAR		" "	63				
17	N 870716	RAR		" "	64				
18	N 860910	ZAR		" "	65				
19	N 860911	ZAR		" "	66				
20	N 860912	ZAR		" "	67				
21	N 860913	ZAR		" "	68				
22	M 851132 (A)	ZAR		" "	69				
23	N 870406	ZAR		" "	70				
24					71				
25					72				
26					73				
27					74				
28					75				
29					76			Present	
30					77			S. Deutsch, Chairperson	
31					78			S. Gasliardo, Commissioner	
32					79			G. McNeil, "	
33					80			D. Schenberg	
34					81				
35					82				
36					83			Adjourned at 10:40 A.M.	
37					84				
38					85				
39					86				
40					87				
41					88				
42					89				
43					90				
44					91				
45					92				
46					93				

Hearings

Reports

Logged

**COMPREHENSIVE
CITY PLANNING CALENDAR**

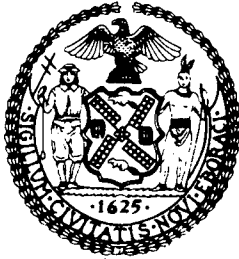
of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, May 20, 1987

**MEETING AT 10:00 A.M.
in the
CITY HALL**



Edward I. Koch, Mayor

City of New York

[No. 9]

Prepared by Lory R. Alcala, Calendar Officer

A

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.

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 pro-rated) may do so by contacting the Calendar Information Office, 566-8510.

CITY PLANNING COMMISSION

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

SYLVIA DEUTSCH, *Chairperson*

SALVATORE C. GAGLIARDO

GARRISON MCNEIL

DANIEL T. SCANNELL,

DENISE M. SCHEINBERG, *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, May 20, 1987

Calendar No. 9

I. Roll Call; approval of minutes	1
I. Scheduling June 3, 1987	1
II. Public Hearings	4
III. Reports	37

**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 June 3, 1987 at:

10:00 A.M.,
11th Floor Hearing Room,
Board of Standards and Appeals
161 Avenue of Americas
New York, New York

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 a 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, May 20, 1987

APPROVAL OF MINUTES OF Regular Meetings of May 6, 1987

**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS
WERE PREVIOUSLY SCHEDULED FOR
WEDNESDAY, JUNE 3, 1987
STARTING AT 10 A.M. IN THE
Board of Standards and Appeals
11th Floor Hearing Room,
161 Avenue of the Americas
New York, New York**

BOROUGH OF MANHATTAN

CD 3

C 870670 PPM

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

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>
286	20	N/W/C Henry Street and Montgomery Street

A list and description of the properties can be seen at the Department of City Planning, 2 Lafayette Street-Room 1514, New York, N.Y. 10007.

BOROUGH OF BROOKLYN

CD 3

C 870523 PPK

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of 33 City-owned properties.**

A list and description of the properties can be seen at the Department of City Planning, 2 Lafayette Street—Room 1514, New York, N.Y. 10007.

CD 1,2,3,4,6,11,12,13,14,17

C 870570-579PPK

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of 18 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870570		
PPK	1	2
870571		
PPK	2	3
870572		
PPK	3	1
870573		
PPK	4	1
870574		
PPK	6	1
870575		
PPK	11	1
870576		
PPK	12	3
870577		
PPK	13	3
870578		
PPK	14	1
870579		
PPK	17	2

A list of description of the properties can be seen at the Department of City Planning, 2 Lafayette Street-Room 1514, New York, N.Y. 10007.

BOROUGH OF THE BRONX

CD 10

C 870659 PPK

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.

<u>BLOCK</u>	<u>LOT</u>	<u>LOCATION</u>	<u>TYPE OF ACTION PROPOSED</u>
5643	168	190 Fordham Street	Unrestricted disposition of a 3-Story building (Former P.S.17)

A list and description of the property(ies) can be seen at the Department of City Planning, 2 Lafayette Street, Room 1514, New York, N.Y. 10007.

BOROUGH OF QUEENS

CD 5

C 861003 ZMQ

IN THE MATTER OF an application submitted by J. William Manowitz pursuant to Sections 197-c and 200 of the New York City charter for **amendment of the Zoning Map**, Section No. 14b, changing from an existing M1-1 District and from a C1-2 within R4 District to a M1-2 District an area bounded by a line 75 feet south of and parallel to 75th Avenue, a line 150 feet east of 88th street and perpendicular to said line, a line midway between 75th Avenue and 76th Avenue, a line 150 feet west of the intersection of the south service road of Woodhaven Boulevard and 76th Avenue, 76th Avenue, and 88th Street, **to permit limited expansion of existing manufacturing facilities**, as shown on a diagram dated March 16, 1987.

II. PUBLIC HEARINGS
BOROUGH OF QUEENS

No. 1

CD 7

C 860433 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Waldbaums, Inc., pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-922 of the Zoning Resolution for the **grant of a special permit** to allow, in a M1 District, a food store in excess of 10,000 square feet of floor area in order to facilitate conversion of an existing factory use building into a 39,850 sq. ft. supermarket with accessory retail buildings and group parking facility for 286 cars on property located on 10th Avenue between 154th Street and 152nd Street (Block 4531, Lots 100, 447).

Plans for this **proposed Waldbaums Whitestone Supermarket** are on file with the City Planning Commission and may be seen in Room 1514; 2 Lafayette Street; New York, New York 10007.

(On May 6, 1987 Cal. No. 2, the Commission Scheduled May 20, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 2

CD 10

C 860553 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Harlem Commonwealth Council Inc., pursuant to Sections 197-c and 200 of the New York City Charter for *amendment of the Zoning Map*, Section No. 6a changing from a C4-4 District to a C4-7 District, property bounded by west 125th Street, Frederick Douglass Boulevard, a line midway between west 125th Street and west 126th Street and a line 275 feet west of Adam Clayton Powell jr. Boulevard, as shown on a diagram dated March 2, 1987.

(On May 6, 1987 No. 5, the Commission Scheduled May 20, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 3

CD 4

C 870550 HDK

PUBLIC HEARING:

IN THE MATTER OF the disposition of city-owned property, pursuant to Section 197-c of the New York City Charter.

The property to be disposed of is a four (4) story new law walk-up building with 16 residential units, located on the southerly side of Bushwick Avenue, between Granite and Furman Avenues, **1492 Bushwick Avenue** (Block 3461, Lot 32). The Department of Housing Preservation and Development (HPD) proposes to dispose of the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families. The building has been managed by a community group since July 1, 1986, through HPD's Community Management Program.

(On May 6, 1987 Cal. No. 1, the Commission Scheduled May 20, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 4 and 5

(Proposed amendment to the Zoning Map and Zoning Resolution for the proposed establishment of a new Special Hillside Preservation District.)

No. 4**CD 1****C 870003 ZMR****PUBLIC HEARING:**

IN THE MATTER of an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for amendment of the Zoning Map, Section Nos. 21a, 21b, 21c and 21d establishing a Hillside Preservation District within an area bounded by Carroll Place, Nicholas Street, Richmond Terrace, Stuyvesant Place, Hamilton Avenue, St. Marks Place, Fort Place, Montgomery Avenue, St. Pauls Avenue, Van Duzer Street, Richmond Road, Concord Place, a line 100 feet east of Starbuck Street, North Narrows Road, Clove Road, Howard Avenue, Highland Avenue, Victory Boulevard, Royal Oak Road, Rice Avenue, Slosson Avenue, Martling Avenue, Brookside Avenue, Forest Avenue, Clove Road, Bard Avenue, Forest Avenue, Hart Boulevard, Castleton Avenue, Conyningham Avenue, Springhill Avenue, Kissel Avenue, Henderson Avenue, Kissel Avenue, Harbor Road, Richmond Terrace, Tysen Street, Fillmore Street, Sailors Snug Harbor Park, Henderson Avenue, Franklin Place, Fillmore Street, York Avenue, Richmond Terrace, Jersey Street, Crescent Avenue, Beechwood Avenue, Cleveland Street and Westervelt Avenue, Borough of Staten Island, CB #1, as shown on a diagram dated February 23, 1987.

(On May 6, 1987 Cal. No. 3, the Commission Scheduled May 20, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

No. 5**CD 1****N 870002 ZRR****PUBLIC HEARING:**

IN THE MATTER of an amendment, pursuant to Section 200 of the New York City Charter for an amendment to the Zoning Resolution for the establishment of a Special Hillside Preservation District.

Matter in *italics* is defined in Sections 12-10 or 119-01.

12-10 DEFINITIONS

*** Special Hillside Preservation District

The "Special Hillside Preservation District" is a Special Purpose District designated by the letters HS, in which special regulations set forth in Article XI, Chapter 9 apply to all *developments, enlargements or site alterations*. *The Special Hillside Preservation District appears on the zoning maps superimposed on other districts, and its regulations supplement or modify those of the districts on which it is superimposed.* ***

ARTICLE XI

Special Purpose Districts

(continued)

Chapter IX Special Hillside Preservation District

Article XI—Special Purpose Districts—Chapter 9

Special Hillside Preservation District

119-00 GENERAL PURPOSES

The Hillside Preservation District (hereinafter also referred to as the "Special District") established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following special purposes:

- (a) To reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain.
- (b) To preserve hillsides having unique aesthetic value to the public.
- (c) To guide development in areas of outstanding natural beauty in order to protect, maintain and enhance the natural features of such areas.
- (d) To promote the most desirable use of land and to guide future development in accordance with a comprehensive development plan. To protect the neighborhood character of the district.

119-01

Definitions

Definitions specially applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS).

Average Percent of Slope

The "average percent of slope" of a *zoning lot* is the average slope of all portions of a *zoning lot* excluding those portions having slopes of 35 percent or greater and shall be determined according to the following equation:

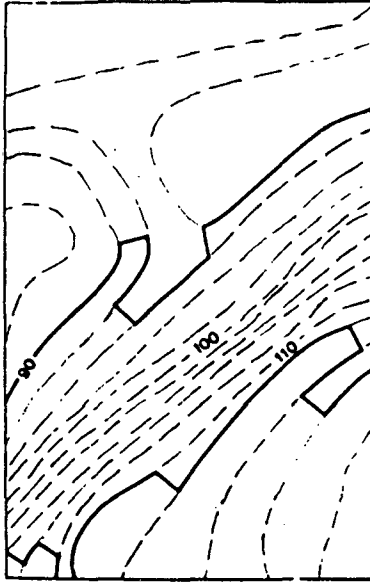
$$S = \frac{IL}{A} \times 100$$

Where:

- S = Average Percent of Slope.
- I = Contour interval in feet.
- L = Combined length of contour lines in feet, excluding those portions bordering or lying within areas having a slope of 35% or greater.
- A = Gross area in square feet of the *zoning lot*, excluding those portions of the *zoning lot* having a slope of 35% or greater.
- 100 = Factor which yields slope as a percentage.

(119-02)
(Definitions)

**CALCULATING AREAS HAVING
A SLOPE EQUAL TO OR GREATER THAN 35 PERCENT
AN ILLUSTRATIVE EXAMPLE**



$$X = \frac{\text{contour interval in feet}}{0.35} = \frac{2}{0.35} = 5.7 \text{ feet}$$

X = distance between contour lines which indicates a slope of 35%.

In order to calculate the area having a slope equal to or greater than 35 percent, one can use a map with two-foot contour intervals and a scale of one inch equal 20 feet, such as the map pictured above. A 35 percent slope, on a map with two-foot contour intervals, is indicated by contour lines which are 5.7 feet apart, rounded to the nearest 1/10th of a foot. On a map whose scale is one inch to 20 feet, 5.7 feet is represented by .3 of an inch, rounded to the nearest 1/10th of an inch. Identify where the contour lines are .3 of an inch or less apart. Connect these contour lines (as indicated by the heavy lines on the map above) and calculate the area.

Buildable Area

A "buildable area" is a portion of a *zoning lot* having a slope of less than 35 percent.

Hillside

A "hillside" is defined as ground where the ratio of change in elevation to horizontal distance results in a 10 percent or greater slope or *average percent of slope*.

Large Tree

A "large tree" is a tree which at maturity is 30 feet or more in height and has a single trunk unbranched for at least 7 feet above the ground.

Small Tree

A "small tree" is a tree which at maturity is between 20 feet and 30 feet in height and has a single trunk unbranched for at least 7 feet above the ground.

Shrub

A "shrub" is a woody plant which has several erect, spreading or procumbent stems and a general bushy appearance.

Site Alteration

For the purposes of this chapter, a "site alteration" is an alteration on any vacant tract of land, *land with minor improvements* or any tract of land containing *buildings or other structures*. *Site alterations* shall include the following:

- a) Removal of *top soil*;
- b) Excavating, filling, land contour work and other topographic modifications where the ground elevation of the land existing on (the effective date of the Special District designation) is modified by two feet or more;
- c) Dumping, changes in existing drainage systems and changes in grade, alignment or width of public rights-of-way;
- d) Removal of vegetation beyond 15 feet of the foundation of an existing *building*, except when the plant materials' continued presence would create hazards or dangers (such as an area affected by storm or plant disease) to persons, property or other plant material which it would not be possible or practical to eliminate by pruning or routine maintenance.

Special Hillside Preservation District

The "Special Hillside Preservation District" is a Special Purpose District designated by the letters HS, in which special regulations set forth in Article XI, Chapter 9 apply to all *developments, enlargements or site alterations*. The *Special*

Hillsides Preservation District appears on the zoning maps superimposed on other districts, and its regulations supplement or modify those of the districts on which it is superimposed.

Tier I

A "Tier I" development, enlargement or site alteration is any development, enlargement or site alteration that occurs on a zoning lot having an average percent of slope of less than 10%.

Tier II

A "Tier II" development, enlargement or site alteration is any development, enlargement or site alteration that occurs on a zoning lot having an average percent of slope equal to or greater than 10%

Topsoil

"Topsoil" is soil containing undisturbed humus and organic matter capable of sustaining vigorous plant growth and is generally the top six inches of soil.

119-02

General Provisions

In harmony with the general purpose and intent of this resolution and the general purposes of the *Special Hillsides Preservation District*, the regulations of the districts upon which this Special District is superimposed are supplemented or modified in accordance with the provisions of this Chapter. Except as modified by the express provisions of this Chapter, the regulations of the underlying districts remain in effect.

Any development, enlargement or site alteration on the buildable area of a zoning lot where the average percent of slope is less than 10% shall be regulated by the provisions set forth in Section 119-10 (PROVISIONS REGULATING TIER I DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERATIONS). Any development, enlargement or site alteration on the buildable area of a zoning lot having an average percent of slope equal to or greater than 10% shall be governed by the provisions set forth in Section 119-20 (PROVISIONS REGULATING TIER II DEVELOPMENT, ENLARGEMENTS AND SITE ALTERATIONS).

No development, enlargement or site alteration is permitted on any portion of a zoning lot having a slope of 35% or more. Said portion of a zoning lot shall remain in its natural state, unless an authorization is granted by the City Planning Commission pursuant to Section 119-30 (SPECIAL REVIEW PROVISIONS). Those portions of a zoning lot having a slope of 35% or more, however, may count as lot area for the purposes of the applicable regulations on yards, floor area ratio, open space ratio, lot area per dwelling unit or lot area per room.

The following uses, including *enlargements* to such uses, shall not be permitted within the *Special Hillside Preservation District* unless an authorization is granted by the City Planning Commission pursuant to Section 119-30 (SPECIAL REVIEW PROVISIONS): commercial uses; community facility uses; group parking facilities of 30 cars or more, whether or not they are necessary to satisfy parking requirements.

When the *Special Hillside Preservation District* is designated on a public park or portion thereof, *site alterations*, the construction of new park related facilities such as, but not limited to, roadways, parking lots, comfort stations, storage facilities, swimming pools, eating establishments, tennis courts, amphitheaters and stadia, and improvements to existing park related facilities shall not be subject to the provisions of Section 119-10 (PROVISIONS REGULATING TIER I DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERNATIONS) or Section 119-20 (PROVISIONS REGULATING TIER II DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERATIONS) but shall require an authorization from the City Planning Commission pursuant to Section 119-31 (Authorizations).

When computing *floor area* within the *Special Hillside Preservation District*, *floor area* shall include floor space within a floor to ceiling volume that has at least one-half the area of its exterior walls above adjoining grade level.

119-03

Applicability of Large-scale Residential Development Regulations

Any *development* on a *zoning lot* having an *average percent of slope* of 10 percent or greater, which is used predominantly for residential use, may be treated as a *large-scale residential development* and special authorizations or special permits for such *developments* may be granted in accordance with the provisions of Article VII, Chapter 8, as modified herein, regardless of whether such *development* will have the area, number of buildings, or number of dwelling units specified in the definition of *large-scale residential developments* as set forth in Section 12-10 (DEFINITIONS). However, bonuses which may be granted for *large-scale residential developments* under the provisions of Section 78-32 (Bonus for Good Site Plan), Section 78-33 (Bonus for Common Open Space) or Section 78-35 (Special Bonus Provisions) may not be granted for *developments* which have less than the minimum area, number of buildings, or number of dwelling units required by the definition of a *large-scale residential development*.

Notwithstanding the provisions of Section 78-06 (Ownership), a *zoning lot* having an *average percent of slope* of 10 percent or greater which is the subject of an application under this section may include adjacent properties in more than one

ownership, provided that the application is filed jointly by the owners of all the properties included. Any subdivision of the tract before, during or after *development* shall be subject to the provisions of Section 78-51 (General Provisions).

119-04

Future Subdivision

Within the *Special Hillides Preservation District* no *zoning lot* existing on (the effective date of this Chapter) may be subdivided without certification by the City Planning Commission that the proposed subdivision complies with the regulations of the *Special Hillides Preservation District* and that all *hillides* are preserved to the greatest extent possible under future *development* options.

A plan for such subdivision shall be filed with the Commission and shall include a survey map indicating existing topography at 2 foot contour intervals and all individual trees of 6 inch caliper or more.

When a *zoning lot* existing on (the effective date of this Chapter) is intended to be subdivided and is more than 5 acres, a site plan of the entire subdivision shall be filed with the Commission. The site plan shall include the proposed *street* system within the area, *block* and *zoning lot* layouts and any other information required by the Commission.

In the event that any *zoning lot* proposed for subdivision contains a *development*, *enlargement* or *site alteration* which has been undertaken contrary to the provisions of this chapter, the Commission shall not approve the subdivision until violations are removed from the *zoning lot* in accordance with the Commission's requirements under Section 119-40 (COMPLIANCE).

119-05

Applicability to Public or Publicly-Assisted Housing or Non-profit Residences for the Elderly

The following *developments* for Public or Publicly-assisted Housing or *Non-profit residences for the elderly* which have been approved prior to (the effective date of this amendment) and which have not met the requirements of Section 11-33 (Building Permits for Minor or Major Development Issued before Effective Date of Amendment) shall not be subject to the provisions of Section 119-20 (PROVISIONS REGULATING TIER II DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERATIONS), but shall be subject instead to the provisions of Section 119-10 (PROVISIONS REGULATING TIER I DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERATIONS), whether or not said *development* is located on a *zoning lot* having an average percent of slope of 10 percent or greater.

- (a) Publicly-assisted housing *developments* approved by the City Planning Commission and the Board of Estimate which limit maximum tenant income and receive cash and/or interest subsidies under Federal mortgage programs;
- (b) Low rent public housing *developments* owned by or constructed for the New York City Housing Authority or other public authority and receiving cash subsidies;
- (c) Housing *developments* approved by the City Planning Commission and the Board of Estimate that are reserved for low-income tenants for a period of not less than 40 years at rentals equivalent to rentals in low rent public housing *developments* receiving cash subsidies;
- (d) Publicly-assisted housing *developments* approved by the City Planning Commission and the Board of Estimate which limit maximum tenant income and receive rent subsidy contracts under Federal rent subsidy programs;
- (e) All government assisted *developments* which receive New York City or New York State assistance to reduce total development cost by \$10,000 or 10 percent, whichever is less, and limit maximum tenant income to the income limits established by the United States Department of Housing and Urban Development for New York City mortgagors assisted under Section 235 of the National Housing Act, as amended;
- (f) City, State, or Federally approved subsidized housing *developments* which limit tenant income, and/or provide rent subsidies, for a minimum of 20% of the units for low- and moderate-income tenants.

119-10 PROVISIONS REGULATING TIER I

DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERATIONS

Tier I developments, enlargements and site alterations shall be regulated by the provisions set forth in this Section.

119-11

Tier I Tree Planting Requirements

All *Tier I developments, enlargements and site alterations* shall comply with the tree planting requirements set forth in this section, whether or not existing vegetation is removed as a result of such *development, enlargement or site alteration*. However, the requirements set forth herein shall not apply to any *enlargement* of an existing residential *building*, provided that such *enlargement* does not increase the *lot coverage* of said *building*.

(a) On-site trees

On-site trees, pre-existing or newly planted, shall be provided on the *zoning lot* at the rate of 1 tree for each one thousand square feet of *lot area* or portion thereof.

(b) Street trees

Street trees, pre-existing or newly planted, shall be provided along the entire length of the *street* frontage of the *zoning lot*. The trees shall be located between the *front lot line* and the curb line and shall be provided at the rate of 1 tree for each 25 feet of frontage. Trees shall be planted in accordance with the requirements of the Department of Highways and Department of Parks.

For any existing tree of at least 6 inch caliper which is preserved, credit for one tree shall be given for the first 6 inches of caliper, and for each additional 4 inches of caliper, credit for an additional tree shall be given.

Trees newly planted to meet this requirement shall be of at least 3 inch caliper at the time of planting. On-site trees shall be of a species selected from Appendix B, and street trees shall be of a species selected from Appendix C.

119-12

Tier I Submission Requirements

For all *Tier I* developments, enlargements or site alterations the following materials shall be submitted to the Department of Buildings. However, the submission requirements set forth herein shall not apply to an *enlargement* of an existing residential *building*, provided that such *enlargement* does not increase the *lot coverage* of said *building*. No building permit shall be issued until the Department of Buildings determines that the requirements of the *Special Hillside Preservation District* have been met.

- (a) A survey map prepared by licensed surveyor showing topography at two foot contour intervals and indicating the existing slope of the land as it occurs in categories of 10-14%, 15-19%, 20-24%, 25-29%, 30-34%, 35% and above.
- (b) A site plan prepared by a registered architect or professional engineer indicating the location of all existing *buildings or other structures*, the location of all proposed *buildings or other structures*, the location and species of all understory, including shrubs and ground cover, and the location, caliper and species of all trees of 6 inch caliper or more.
- (c) A tree-planting plan, prepared by a registered landscape architect indicating the location and species of all new plantings.

119-13

Administration of *Tier I* Requirements

No permanent Certificate of Occupancy shall be issued by the Department of Buildings unless an inspection report verifying that the requirements of Section 119-10 (**PROVISIONS REGULATING *TIER I* DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERATIONS**) have been met is filed by a registered landscape architect, licensed surveyor, registered architect or professional engineer with the Department of Buildings.

119-20 **PROVISIONS REGULATING *TIER II******DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERATIONS***

Tier II developments, enlargements and site alterations shall be regulated by the provisions set forth in this Section. However, any *Tier II* enlargement of an existing residential building, provided that such enlargement does not increase the lot coverage of said building, shall be exempted from the provisions of Section 119-211 (Lot coverage controls), Sections 119-213 (Grading controls) to Sections 119-217 (Controls during construction) inclusive, Section 119-22 (*Tier II* Submission Requirements) and Section 119-23 (Administration of *Tier II* Requirements).

119-21

***Tier II* Requirements for Development**

119-211

Lot coverage controls

The maximum permitted percent of lot coverage on a zoning lot shall be determined by Table I.

If an authorization is granted for a development, enlargement or site alteration on a zoning lot or portion of a zoning lot having a slope of 35% or greater pursuant to Section 119-311, the maximum permitted percent of lot coverage for said zoning lot shall not exceed the maximum set forth in Table I for zoning lots having an average percent of slope between 30% and 34.9%.

However, any development, enlargement or site alteration which receives an authorization pursuant to Section 119-312 (Authorization of certain uses within the *Special Hillside Preservation District*) and is located in a commercial district shall be exempt from the provisions of this section.

TABLE I

PERMITTED PERCENT OF LOT COVERAGE ON A ZONING LOT
BY ZONING DISTRICT AND AVERAGE PERCENT OF SLOPE, AND
RESIDENCE TYPE

Average Percent of Slope	Zoning District*						
	R1-1 R1-2	R2	R3-1 R3-2	R4	R5	R6 1-2 Fam.	R6 Other
10-14.9	22.5%	22.5%	22.5%	36.0%	45.0%	48.6%	32.4%
15-19.9	20.0%	20.0%	20.0%	32.0%	40.0%	43.2%	28.8%
20-24.9	17.5%	17.5%	17.5%	28.0%	35.0%	37.8%	25.2%
25-29.9	15.0%	15.0%	15.0%	24.0%	30.0%	32.4%	21.6%
30-34.9	12.5%	12.5%	12.5%	20.0%	25.0%	27.0%	18.0%

* or residential district equivalent when zoning lot is located
within a commercial district

119-212

Height limit controls

For any *development* or *enlargement* the maximum height of a *building* or *other structure* or portion thereof shall be that which is shown in Table II.

For the purposes of this chapter, the height of a *building* is to be measured at all points adjacent to the *building* from the adjoining ground up (i.e., footprint of the building) and at no point shall it exceed the maximum height permitted in Table II.

Any *development*, *enlargement* or *site alteration* which receives an authorization pursuant to Section 119-312 (Authorization of certain uses within the *Special Hillside Preservation District*) and is located in a commercial district shall be exempt from the provisions of this section.

Any *development* which utilizes the regulations applying to a *predominantly built up area* of Section 23-141 shall be subject to the height limitations of Section 23-691.

TABLE II
MAXIMUM HEIGHT OF A *BUILDING OR OTHER STRUCTURE*

Zoning District*	Maximum Height
R1, R2, R3, R4	36 feet
R5	60 feet
R6	70 feet

* or residential district equivalent when zoning lot is located within a commercial district

119-213

Grading controls

The following grading requirements shall apply to all Tier II *developments, enlargements or site alterations.*

- (a) With the exception of private streets and driveways, no grading shall take place beyond 15 feet of the location of a *building* foundation, measured from the foundation perimeter.
- (b) Cut slopes shall be no steeper than two horizontal to one vertical; subsurface drainage shall be provided as necessary for stability.
- (c) Where two cut slopes intersect, the corners shall be rounded with a minimum radius of 25 feet.
- (d) Fill slopes shall be no steeper than two horizontal to one vertical; fill slopes shall not be located on natural slopes 2:1 or steeper, or where fill slope toes out within 12 feet horizontally of the top of an existing or planned cut slope.
- (e) Borrowing for fill shall be prohibited unless the material is obtained from a cut permitted under an approved grading plan obtained for some purpose other than to produce fill material, or imported from outside the *Special Hillside Preservation District.*
- (f) Fills shall be compacted to at least 95 percent of maximum density, as determined by ASSHO T99 or ASTM D698.
- (g) All retaining walls or cuts with a total vertical projection in excess of 3 feet and associated with cut or fill surfaces shall be designed as structural members keyed into stable foundations and capable of sustaining the design loads.
- (h) The edge of any cut or fill slope meets the grade existing on (the effective date of this chapter) should be blended into such grade in a vertical or horizontal arc with a radius of not less than 25 feet.

- (i) The top and toe of any cut or fill slope, or where any excavation meets the grade existing on (the effective date of this chapter), should be rounded in a vertical arc with a radius not less than 5 feet.
- (j) Tops and toes of cut and fill slopes shall be set back from *lot lines* a horizontal distance of 3 feet plus one-fifth the height of the cut or fill but need not exceed a horizontal distance of 10 feet; tops and toes of cut and fill slopes shall be set back from *buildings* and structures a horizontal distance of 6 feet plus one-fifth the height of the cut or fill, but need not exceed a horizontal distance of 10 feet.

119-214

Requirements for private streets and driveways

In addition to the requirements of Section 119-213 (Grading controls), all private streets and driveways shall comply with the following:

- (a) The maximum grade of a private street or driveway shall not exceed 10%.
- (b) the paved portion accessible to vehicles of said private street or driveway shall not exceed 30 feet in width.
- (c) The width of the graded section beyond the curb back or edge of pavement of a private street shall extend 3 feet beyond the curb back or edge of pavement on both the cut and the fill sides of the roadway. If a sidewalk is to be installed parallel to the roadway, the graded section shall be increased by the width of the sidewalk plus one foot beyond the curb back.
- (d) The maximum horizontal distance of disturbed soil surface shall not exceed 80 feet.

119-215

Landscaping controls

- (a) To the maximum extent possible, existing trees, shrubs and ground cover shall be retained. Vegetation that is removed or destroyed as a result of a *development, enlargement or site alteration* shall be replaced unless:
 - (i) It is located in areas to be occupied by *buildings*, private streets, driveways, areas for required accessory parking or within a distance of 15 feet of a *building* foundation; or
 - (ii) The continued presence of the vegetation would interfere with the growth or health of trees of six-inch caliper or more designated for preservation and belonging to a species listed in Appendicies A, B or C.
 - (iii) The continued presence of the vegetation would create special hazards or dangers or persons or property, which it would not be possible or practical to eliminate by pruning or routine maintenance; or

- (iv) An authorization has been granted by the City Planning Commission under the provisions of this Chapter approving the removal of such vegetation.
- (b) Any vegetation that cannot be preserved as a result of a proposed *development, enlargement* or *site alteration* and is not exempted from replacement under paragraph A of this section shall be replaced as follows. For every 500 square feet of *lot area* of removed vegetation, or portion thereof, there shall be provided the following plantings of the size and number indicated below. The area of removed vegetation shall be measured so as to include any portions of the zoning lot that were located within the drip line of a removed tree of six-inch caliper or more. Species of vines/ground cover and shrubs shall be selected from Appendix A. Species of on-site trees shall be selected from Appendix B.
- i) Vines/Ground Cover—Vines/ground cover shall be planted one at one foot on center and at the rate of one stem for every square foot of *lot area* of removed vegetation; and
 - ii) *Large trees*—*Large trees* shall be planted at the rate of one three inch caliper tree for every 500 square feet of *lot area* of removed vegetation; or
 - iii) *Small trees*—*Small trees* shall be planted at a rate of one eight foot high tree for every 100 square feet of *lot area* of removed vegetation; or
 - iv) *Shrubs*—*Shrubs* shall be planted at a rate of one 1-gallon container-grown material for every 25 square feet of *lot area* of removed vegetation.

119-216

Tier II tree planting requirements

All *Tier II* developments, enlargements and site alterations shall comply with the following tree planting requirements, whether or not existing vegetation is removed as a result of such *development, enlargement* or *site alteration*. However, the requirements set forth herein shall not apply to an *enlargement* of an existing residential building, provided that such *enlargement* does not increase the *lot coverage* of said building.

(i) On-site trees

On-site trees, pre-existing or newly planted, shall be provided on the *zoning lot* at the rate of 1 tree for each one thousand square feet of *lot area* or portion thereof.

(ii) Street trees

Street trees, pre-existing or newly planted, shall be provided along the entire length of the *street frontage* of the *zoning lot*. The trees shall be located between the *front lot line* and the curb line and shall be provided at the rate 1

tree for each 25 feet of frontage. Trees shall be planted in accordance with the requirements of the Department of Highways and Department of Parks.

For any existing tree of at least six inch caliper which is preserved, credit for one tree shall be given for the first six inches of caliper, and for each additional four inches of caliper, credit for an additional tree shall be given.

Trees newly planted to meet this requirement shall be of at least 3 inch caliper at the time of planting. On-site trees shall be of a species selected from Appendix B, and street trees shall be of a species selected from Appendix C.

119-217

Controls during construction

The following requirements must be met during construction:

- (a) No construction equipment of any kind shall operate beyond 15 feet of the perimeter of a *building* foundation except those vehicles engaged in the construction of private streets, driveways or required accessory parking areas. This provision may be waived by the Commissioner of the Department of Buildings should it be determined that the particular conditions of the site make a 15 foot limit infeasible or impractical.
- (b) Construction fences shall be erected around all vegetation proposed for retention and those portions of the fence that are downhill from the construction site shall have hay bales placed adjacent to them.
- (c) Borrowing for fill shall be prohibited unless the material is obtained from a cut permitted under an approved grading plan obtained for some purpose other than to produce fill material, or imported from outside the *Special Hillside Preservation District*.
- (d) Stockpiling shall be placed on the flattest portion of the *zoning lot* or behind a containment wall where it will not contribute to the erosion potential and where it will not endanger any tree scheduled for preservation.
- (e) Top soil shall be used in area to be revegetated as soon as construction is complete.
- (f) All exposed earth areas shall have straw immediately placed on it and seeded with annual rye grass during construction.

119-22

Tier II Submission Requirements

For all *Tier II* developments, enlargements or site alterations the following materials shall be submitted to the Department of Buildings. However, the submission requirements set forth herein shall not apply to an enlargement of an

existing residential *building*, provided that such *enlargement* does not increase the *lot coverage* of said *building*. No building permit shall be issued until the Department of Buildings determines that the requirements of the *Special Hillside Preservation District* have been met.

- (a) A survey map prepared by licensed surveyor showing topography at two foot contour intervals and indicating the existing slopes of the land as it occurs in categories of 10-14%, 15-19%, 20-24%, 25-29%, 30-34%, 35% and above.
- (b) A site plan prepared by a registered architect or professional engineer indicating the location of all existing *buildings or other structures*, the location of all proposed *buildings or other structures*, the location and species of all understory, including shrubs and ground cover, and the location, caliper and species of individual trees of 6 inch caliper or more.
- (c) A grading plan which will indicate at least one longitudinal and one latitudinal cross-section showing both the original and proposed final ground surfaces, with grades, slopes and elevations noted.
- (d) An alignment and paving plan for any private road with a typical cross section.
- (e) A landscaping and revegetation plan, prepared by a registered landscape architect, indicating the extent of vegetation removal required for site preparation and development and the location and species of all new plantings.
- (f) A construction plan prepared by a registered landscape architect, a registered architect, a licensed surveyor or professional engineer showing the proposed location for stockpiling any soil or construction material, the proposed method for protecting trees, understory shrubs, and ground cover during construction as well as a description of the equipment to be employed in processing and disposing of soil and other material to be removed from the site.
- (g) An affidavit prepared by a registered landscape architect, a registered architect, a licensed surveyor or professional engineer stipulating the following:
 - (i) Prior to construction, no grading, filling, clearing or excavation of any kind shall be initiated until approval of a final grading plan by the Department of Buildings.
 - (ii) No construction equipment of any kind shall pass over areas to be preserved, according to the approved plans.
 - (iii) Construction fences meeting the requirements of Section 119-217 (2) shall be erected around all vegetation proposed for retention.
 - (iv) Construction controls (e.g. erosion protection, drainage measures, etc.) shall be implemented according to the approved plan.

119-23**Administrative of *Tier II* Requirements**

All *developments, enlargement or site alterations* which are subject to the above requirements shall file directly with the Department of Buildings.

No permanent Certificate of Occupancy shall be granted unless an inspection report verifying that the requirements of Section 119-20 have been met is filed by a registered landscape architect, a registered architect, a licensed surveyor or professional engineer with the Department of Buildings.

119-30 SPECIAL REVIEW PROVISIONS**119-31****Authorizations**

Upon application, the City Planning Commission may grant authorizations for modifications of specified regulations of this Chapter and for the underlying district regulations in accordance with the provisions of Sections 119-311 (Authorization of a *development, enlargement or site alteration* on a *zoning lot* or portion of a *zoning lot* having a slope of 35 percent or more) to 119-318 (Modification of yard and height and setback regulations) inclusive.

The Commission may prescribe appropriate conditions and safeguards, including covenants running with the land which shall permit public or private enforcement reflecting terms, conditions, and limitations, of any authorizations hereunder to minimize adverse effects on the *hillsides* and the character and quality of the community.

119-311

Authorization of a *development, enlargement or site alteration* on a *zoning lot* or portion of a *zoning lot* having a slope of 35% or more

The City Planning Commission may grant authorizations to allow *developments, enlargements* and *site alterations* on portions of a *zoning lot* having a slope of 35% or more.

As a condition for granting such authorizations, the Commission shall find:

- (a) that the *development or enlargement or site alteration* is not feasible without such modification, or that the requested modification will permit a *development, enlargement or site alteration* which satisfies the purposes of this chapter;
- (b) that such modification is the least modification required to achieve the purpose for which it is granted;
- (c) that the modification requested has minimal impact on the existing natural topography and vegetation and blends harmoniously with it;

- (d) that the requested modification will not disturb the drainage patterns and soil conditions of the area;
- (e) that the *development, enlargement or site alteration* takes advantage of the natural characteristics of the site.

Any *development, enlargement or site alteration* requiring an authorization pursuant to this section shall be subject to all the requirements of Section 119-20 (PROVISIONS REGULATING TIER II DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERATIONS) for which an authorization or special permit has not been obtained.

In addition, all *developments, enlargements and site alterations* that require an authorization pursuant to this section shall be subject to the provisions of Section 119-33 (Special Erosion and Sedimentation Prevention Requirements for Certain Authorizations and Special Permits) and Section 119-34 (Special Submission Requirements for Certain Authorizations and Special Permits).

119-312

Authorization of certain uses within the *Special Hillsides Preservation District*

The City Planning Commission may grant authorizations for *commercial uses, community facility uses*, for group parking facilities of 30 cars or more and for *enlargements* to any such *uses* and facilities.

As a condition for such authorization, the Commission, upon review of the site plan, shall find that:

- (a) that the proposed *development, enlargement or site alteration* will not disturb the drainage pattern and soil conditions of the area;
- (b) that the proposed *development, enlargement or site alteration* has minimal impact on the existing natural topography and vegetation and blends harmoniously with it;
- (c) that such *development, enlargement or site alteration* is so located as not to impair the essential character of the surrounding area;
- (d) that the design of such *development, enlargement or site alteration* takes full advantage of all special characteristics of the site;
- (e) that vehicular access and egress for such *development, enlargement or site alteration* is located and arranged so as to draw a minimum of vehicular traffic to and through local *streets* in nearby *residential* areas; and

(f) that where vehicular access and egress is located on an arterial, such location affords the best means for controlling the flow of traffic generated by such *development* to and from such arterial.

Applications for authorizations of group parking facilities over 30 cars or for *enlargements* to group parking facilities shall be referred to the Department of Traffic for its report with respect to anticipated traffic congestion.

Any *development, enlargement or site alteration* that requires an authorization pursuant to this section and is located on a *zoning lot* having an *average percent of slope* of 10% or greater shall be subject to the provisions of Section 119-33 (Special Erosion and Sedimentation Prevention Requirements for Certain Authorizations and Special Permits) and Section 119-34 (Special Submission Requirements for Certain Authorizations and Special Permits).

Section 119-313

Modification of landscaping and tree planting requirements

The Commission may authorize modifications to Section 119-11, (*Tier I Tree Planting Requirements*), Section 119-215 (Landscaping controls) and Section 119-216 (*Tier II tree planting requirements*).

As a condition for granting such authorizations, the Commission shall find:

- (a) that the *development, enlargement or site alteration* is not feasible without such modifications, or that the requested modification will permit a *development, enlargement or site alteration* which satisfies the purposes of this charter;
- (b) that such modification is the least modification required to achieve the purpose for which it is granted;
- (c) that the ecology and soil conditions of the site are such that the substitution of other plant material would be as appropriate as the tree planting requirements being modified;

Where on-site restoration of vegetation would result in over-crowding or would adversely affect the ecology of the site, the Commission may authorize planting of one or more trees on adjoining public sidewalks or in a nearby public area within the *Special Hillside Preservation District*. The Commission may also allow the substitution of other plant material provided a detailed landscaping plan is filed with the Commission for approval and certification.

Any *development, enlargement or site alteration* that requires an authorization pursuant to this section and is located on a *zoning lot* having an *average percentage of slope* of 10% or greater shall be subject to the provisions of Section 119-33 (Special Erosion and Sedimentation Prevention Requirements for Certain

Authorizations and Special Permits) and Section 119-34 (Special Submission Requirements for Certain Authorization and Special Permits).

Section 119-314

Modification of lot coverage controls

For any *development* or *enlargement* on a *zoning lot* having an *average percent of slope* of 10% or greater, the City Planning Commission may authorize variations in the *lot coverage* controls set forth in Section 119-211 (Lot coverage controls).

As a condition for granting such authorization the Commission shall find:

- (a) that the *development* or *enlargement* is not *feasible without such modification*, or that the *requested modification* will permit a *development* or *enlargement* which satisfies the purpose of this chapter;
- (b) that by allowing the permitted *floor area* in a *building* of *buildings* of lower height to cover more land, the preservation of *hillsides* having aesthetic value to the public would be assured, and that such preservation would not be possible by careful siting of higher *building* containing the same permitted *floor area* on less land;
- (c) that such modification is the least modification required to achieve the purpose for which it is granted;
- (d) that the modification requested has minimal impact on the existing natural topography and vegetation and blends harmoniously with it;
- (e) that the requested modification will not disturb the drainage pattern and soil conditions of the area;
- (f) that the proposed modification does not impair the essential character of the surrounding area.

All *developments*, *enlargements* or *site alterations* that require an authorization pursuant to this section shall be subject to the provisions of Section 119-33 (Special Erosion and Sedimentation Prevention Requirements for Certain Authorizations and Special Permits) and Section 119-34 (Special Submission Requirements for Certain Authorizations and Special Permits).

119-315

Modification of height limit controls

For any *development* or *enlargement* on a *zoning lot* having an *average percent of slope* of 10% or greater, the City Planning Commission may authorize variations in the height limit controls set forth in Section 119-212 (Height limit controls).

As a condition for granting such authorizations, the Commission shall find:

- (a) that the *development* or *enlargement* is not feasible without such modification, or that the requested modification will permit a *development* or *enlargement* which satisfies the purpose of this chapter;
- (b) that by concentrating permitted *floor area* in a *building* or *buildings* or greater height covering less land, the preservation of existing topography and vegetation and the preservation of *hillsides* having aesthetic value to the public will be assured, and that such preservation would not be possible by careful siting of lower *buildings* containing the same permitted *floor area* and covering more land;
- (c) that such modification is the least modification required to achieve the purpose for which it is granted;
- (d) that the requested modification will not disturb the soil conditions of the area;
- (e) that the proposed modification does not impair the essential character of the surrounding area;
- (f) that the proposed modification will not have adverse effects upon light, air and privacy of adjacent properties.

All *developments*, *enlargements* or *site alterations* that require an authorization pursuant to this section shall also be subject to the provisions of Section 119-33 (Special Erosion and Sedimentation Prevention Requirements for Certain Authorizations and Special Permits) and Section 119-34 (Special Submission Requirements for Certain Authorizations and Special Permits).

Section 119-316

Modification of grading controls

For any *development*, *enlargement*, or *site alteration* on a *zoning lot* having an *average percent of slope* of 10% or greater, the City Planning Commission may authorize variations in the grading controls set forth in Section 119-213 (Grading controls).

As a condition for granting such authorization, the Commission shall find:

- (a) that the *development*, *enlargement* or *site alteration* is not feasible without such modifications, or that the requested modifications will permit a *development*, *enlargement* or *site alteration* which satisfies the purposes of this chapter;
- (b) that such modification is the least modification required to achieve the purpose for which it is granted;
- (c) that the modification requested has minimal impact on the existing natural topography and vegetation and blends harmoniously with it;

- (d) that the requested modification will not disturb the drainage pattern and soil conditions of the area;
- (e) that the proposed modification does not impair the essential character of the surrounding area;
- (f) that the benefits to the surrounding area from the proposed modification outweigh any disadvantages which may be incurred thereby in the area.

All *developments, enlargements* or *site alterations* that require an authorization pursuant to this section shall also be subject to the provisions of Section 119-33 (Special Erosion and Sedimentation Prevention Requirements for Certain Authorizations and Special Permits) and Section 119-34 (Special Submission Requirements for Certain Authorizations and Special Permits).

Section 119-317

Modification of requirements for private streets and driveways

For any *development, enlargement* or *site alteration* on a *zoning lot* having an *average percent of slope* of 10% or greater, the City Planning Commission may authorize variations in the requirements for private streets and driveways as set forth in Section 119-214 (Requirements for private streets and driveways).

As a condition for granting such authorizations, the Commission shall find:

- (a) that the *development* or *enlargement* is not feasible without such modification, or that the requested modification will permit a *development, enlargement* or *site alteration* which satisfies the purposes of this chapter;
- (b) that such modification is the least modification required to achieve the purpose for which it is granted;
- (c) that the requested modification will not disturb the drainage pattern and soil conditions of the area;
- (d) that the modification requested has minimal impact on the existing natural topography and vegetation and blends harmoniously with it;

All *developments, enlargements, or site alterations* that require an authorization pursuant to this section shall also be subject to the provisions of Section 119-33 (Special Erosion and Sedimentation Prevention Requirements for Certain Authorizations and Special Permits) and Section 119-34 (Special Submission Requirements for Certain Authorizations and Special Permits).

119-318

Modifications of certain bulk regulations

For any *development* or *enlargement* on a *zoning lot* having an *average percent of slope* of ten percent or greater, the City Planning Commission may authorize

variations in required *front, rear, or side yards*, variations in required space between *buildings* on the same *zoning lot* and modifications in the underlying district height and setback regulations.

As a condition for granting such authorizations the Commission shall find:

- (a) that *development* on the *zoning lot* is not feasible without such modification, or that the requested modification will permit a *development, enlargement or site alteration which better satisfies the purposes of this chapter*;
- (b) that such modification is the least modification required to achieve the purpose for which it is granted;
- (c) that the proposed bulk and placement of *buildings* and the proposed arrangement of *open spaces* will not have significant adverse effects upon the light, air and privacy for existing *development* in adjacent areas or the opportunities therefor in future *development*.

All *developments, enlargements or site alterations* that require an authorization pursuant to this section shall also be subject to the provisions of Section 119-33 (Special Erosion and Sedimentation Prevention Requirements for Certain Authorizations and Special Permits) and Section 119-34 (Special Submission Requirements for Certain Authorizations and Special Permits).

Section 119-319

Authorization to allow *site alterations*, the construction of new park related facilities and improvements to existing park related facilities within *public parks*.

Upon application, the City Planning Commission may authorize *site alterations*, the construction of new park related facilities such as, but not limited to, roadways, parking lots, comfort stations, storage facilities, swimming pools, eating establishments, tennis courts, amphitheaters and stadia, and improvements to existing park related facilities.

As a condition for granting such authorizations, the Commission shall make the following findings:

- (a) that the proposed action will have a minimal impact on the existing natural topography of the surrounding area and blend harmoniously with it;
- (b) that the proposed action will have minimal impacts on the drainage pattern and soil conditions in the area;
- (c) that the proposed action will preserve to the greatest extent possible the trees and vegetation within the park; and
- (d) that the proposed action is compatible with the neighborhood character of the area.

An application to the City Planning Commission for an authorization pursuant to this section shall include the following:

(i) a survey map prepared by a licensed surveyor showing existing topography at the two-foot contour intervals;

(ii) a site plan prepared by a registered architect or professional engineer indicating the location of all existing buildings or other structures, the location of all proposed buildings or other structures, the location of all understory including shrubs and ground cover, and the caliper and species of all individual trees of 6 inch caliper or more;

(iii) any other information necessary to evaluate the request.

In issuing authorizations under this Section, the Commission may impose conditions or safeguards, such as special landscape requirements, to minimize adverse effects on the character of the *Special Hillside Preservation District*.

119-32

Special Permits

The City Planning Commission, after public notice and hearing and subject to Board of Estimate action, may grant special permits for modification of the underlying district regulations in accordance with the provisions of Section 119-321 (Modification of use regulations).

119-321

Modification of use regulations

For any *development* or *enlargement* on a *zoning lot* having an *average percent of slope* of ten percent or greater, the City Planning Commission may grant special permits to allow *single-family semi-detached residences* in R1 and R2 districts, or *single-family attached residences* in R1, R2 and R3-1 districts, or *two-family attached residences* in R3-1 districts.

As a condition for granting such special permits the Commission shall find:

(a) that *development* on this *zoning lot* is not feasible without such modification, or that the requested modification will permit a *development, enlargement* or *site alteration* which better satisfies the purposes of this chapter;

(b) that the change of housing type requested constitutes the most effective method of preserving the existing topography and vegetation;

(c) that the preservation of existing topography and vegetation requires the permitted *development* to be concentrated to the extent feasible, in the remaining portion of the tract;

- (d) that for such concentration of *development*, better standards of privacy and usable *open space* can be and are achieved under the development plan by inclusion of the proposed *residential building* types;
- (e) that such modification is the least modification required to achieve the purpose for which it is granted;
- (f) that the *aggregate width of street walls* of a residential building, or a number or of a number of *residential buildings* separated by party walls, shall not exceed 100 feet;
- (g) that the proposed *street* system for the *development* is so located as to draw a minimum of vehicular traffic to and through *streets* in the adjacent area;
- (h) that the siting of the *building* or *buildings* will not adversely affect adjacent properties by impairing privacy or access of light and air; and
- (i) that the existing topography and vegetation and the proposed planting effectively screen all attached *one-family* residences from the *lot lines* along the *development* perimeter.

In no case shall the minimum *required lot* area of the underlying district be reduced.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements to minimize any adverse effects on the character of the surrounding area.

All *developments, enlargements* or *site alterations* that require a special permit pursuant to this section shall also be subject to the provisions of Section 119-33 (Special Erosion and Sedimentation Prevention Requirements for Certain Authorizations and Special Permits) and Section 119-34 (Special Submission Requirements for Certain Authorizations or Special Permits).

119-33

Special Erosion & Sedimentation Prevention Requirements for Certain Authorizations and Special Permits

Any *development, enlargement* or *site alteration* which requires an authorization or special permit and which is subject to the provisions of Section 119-20 (PROVISIONS REGULATING TIER II DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERATIONS), shall be subject to the provisions of this section. The requirements of this section shall supplement any other requirements which must also be met.

Prior to construction at least one of the erosion and sedimentation control measures described below shall be selected. A plan describing how the selected erosion and

sedimentation control measure will be implemented and justifying its selection on the basis of the particular conditions of the site, shall be prepared by a professional engineer and submitted to the City Planning Commission.

- (a) Benches and berms - These are level terraces or ledges constructed across sloping land to provide a relatively flat construction site or to reduce the length and grade of a slope. Benches and berms reduce runoff and erosion hazards by slowing down the velocity of water and providing greater intake opportunity;
- (b) Diversion channels - These are earth channels with a supporting ridge on the lower side constructed across the slope lengths, break up concentration of runoff and move water to stable outlets at a non-erosive velocity;
- (c) Debris or sediment basins - These consist of a dam or embankment, a pipe outlet, and an emergency spillway situated at the low corner of the site to provide a temporary means of trapping and storing sediment while releasing the water. Protects property below the installation from damage by excessive sedimentation and debris;
- (d) Retention ponds - These are impoundment-type ponds that temporarily store runoff water and release it at rates which minimize erosion and prevent flooding. May be located above the site to trap water before it enters the area or within the site to protect properties below the site;
- (e) Grassed waterways or outlets - These are natural or excavated channels to dispose of excess runoff water from diversions, berms, benches, and other areas at non-erosive velocities. Waterways or outlets are shaped or graded and established in suitable vegetation as needed, depending on the supplemental measure used to slow the velocity of runoff.

119-34

Special Submission Requirements for Certain Authorizations and Special Permits

When a development, enlargement or site alteration is subject to the provisions of Section 119-20 (PROVISIONS REGULATING TIER II DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERATIONS), an application to the City Planning Commission for an authorization or special permit shall include the submission requirements that follow. These requirements shall be in addition to the requirements set forth in Section 119-22 (Tier II Submission Requirements).

- (a) A drainage plan and soil report prepared by a professional engineer to assess whether or not there will be a major impact on natural features. The drainage plan shall describe the temporary (during construction) and permanent measures to collect, direct and discharge stormwater drainage from the site, indicating the direction of drainage flow and providing detailed plans and locations of all surface

and subsurface drainage devices, walls, dams, sediment basins, stormwater storage (detention and retention) facilities, and other drainage facilities and protective devices. Such report shall include an estimate of runoff from the site after completion of proposed *developments, enlargements or site alterations* and provide a description with supporting information of the manner in which the proposed *development, enlargement or site alteration* complies with the requirements of Local Law 7 of 1974.

- (b) An erosion and sedimentation plan as described in Section 119-32.
- (c) For any *development or site alteration* on a tract of land 40,000 square feet or greater, a landscape plan prepared by a registered landscape architect which shows the location and species of all new plantings of trees, shrubs and ground covers and the proposed method preserving existing trees, shrubs and ground covers.
- (d) Any other information the Commission may deem necessary to evaluate the request.

The applicant's submission shall also include a statement admitting authorized Department of City Planning personnel to the site for the purposes of recording or verifying survey data.

119-35

Administration of Special Review Provisions

Where a permit other than a building permit is required for a *development, enlargement, or site alteration* within the *Special Hillside Preservation District* from any City agency, an application for such permit shall be filed simultaneously with such agency and the City Planning Commission.

No permanent Certificate of Occupancy shall be granted unless an inspection report verifying that the requirements of Section 119-20 (PROVISIONS REGULATING TIER II DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERATIONS) and 119-30 (SPECIAL REVIEW PROVISIONS) have been met is filed by a registered landscape architect, a licensed surveyor or professional engineer with the Department of Buildings.

Section 119-40

COMPLIANCE

In the event that a *development, enlargement or site alteration* is undertaken, or has been undertaken, contrary to the provisions of this Chapter, any permit issued by the Department of Buildings for any *use development, enlargements or site alteration* on the affected *zoning lot* shall be revoked.

No building permit or permanent certificate of occupancy shall be issued by the Department of Buildings for any *use, development, enlargement or site alteration* or such *zoning lot* until the violations are removed from the *zoning lot* pursuant to a restoration plan certified by the City Planning Commission.

If (such) violations have not ceased within 90 days of receipt of the Commissions' requirements, the Department of Buildings shall institute such action as may be necessary to prosecute the violations. For compliance with restoration requirements to remove violations, the Department of Buildings may allow an additional 90 days.

Where on-site restoration of vegetation would result in over-crowding or would adversely affect the ecology of the site, the Commission may authorize planting of one or more trees on adjoining public sidewalks or in a nearby public area within the *Special Hillside Preservation District*. The Commission may also allow the substitution of other plant material provided a detailed landscaping plan is filed with the Commission for approval and certification.

APPENDIX A

Selection List for Shrubs and Vines

SHRUBS

COMMON

Rose-acacia
Rose, rugosa
Sumac, fragrant
Sumac, staghorn
Sweet fern
Willow purple osier

BOTANICAL

Deciduous

Robinia lispida
Rosa, rugosa
Rhus aromatica
Rhus typhina
Comptonia peregrina
Salix purpurea

Evergreen

Barberry, juliane
Juniper, spreading
Pine, mugo
Viburnum, leatherleaf
Yew, English
Yew, Japanese
Yew, medium

Berberis julianae
Juniperus chinensis
Pinus mugo
Viburnum rhytidophyllum
Taxus baccata
Taxus cuspidata
Taxus media

VINES

Bittersweet, common	Celastrus scandens
Bittersweet, oriental	Celastrus orbiculata
Ivy, English	Hedera helix
Juniper, spreading	Juniperus horizontalis
Teaberry	Gualtheria procumbens
Rose, Wichura	Rosa wichuraiana

APPENDIX B

Tree Selection List for ON-SITE Trees

<u>COMMON</u>	<u>BOTANICAL</u>	<u>VARIETIES</u>
<i>SMALL</i> (20-30 feet at maturity)		
	Deciduous	
Choke cherry	Prunus virginiana	
Crabapple, flowering	Malus	Almey Crimson Brilliant Dorothea Jay Darling Spectabilis albi-plena Hopa Strathmore Red Jade
Hawthorn, Washington	Crataegus phaenopyrum	
Hornbeam, American	Carpinus caroliniana	
	Evergreen	
Cedar, Eastern Red	Juniperus virginiana	
Juniper, Common	Juniperus communis	
<i>LARGE</i> (30+ feet at maturity)		
	Deciduous	
Atlantic white cedar	Chamaecyparis thyoides	
Black cherry	Prunus serotina	
Buckeye, yellow	Awsculus octandra	
Cranapple flowering	Malus	Dolgo
Locust, black	Robinia pseudo acacia	

Locust, thornless honey	<i>Gleditsia triacanthus</i> <i>inermis</i>
Mountain Ash, American	<i>Sorbus americana</i>
Oak, black	<i>Quercus velutina</i>
Oak, scarlet	<i>Quercus coccinea</i>
Sweet gum	<i>Liquidamber styraciflua</i>
	Evergreen
Aborvitae, American	<i>Thuja accidentalis</i>
Pine, pitch	<i>Pinus rigida</i>
Pine, white	<i>Pinus strobus</i>
Spruce, black	<i>Picea mariana</i>
Spruce, white	<i>Picea glauca</i>

APPENDIX C

Tree Selection List for Street Trees

COMMON

Ash Green
Cork Tree, Amur
Elm, smooth leaf
Flowering cherry
Golden Rain tree
Japanese Pagoda
Katsura
Linden, Silver
Oak-Willow
Russian olive
Sweetgum
Sycamore London Plane
Zelkova, Japanese

BOTANICAL

Froxinus pennsylvatica lanceolata
Phellodendran amurense
Ulmus carpintolia
Prunus
Koelreuteria Panieulata
Sophora japonica
Cercidiphyllum iaponicum
Tilia petiolaris
Quercus phellas
Elaegnus Augustifolia
Sweetgum
Platanus Acerifolia
Zelkovaserrata

(On May 6, 1987 Cal. No. 4, the Commission Scheduled May 20, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF MANHATTAN

No. 6

CD 3

C 870461 PPM

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition** of one **City-owned property** located at **302 Broome Street** (Block 419, Lot 76).

(On April 22, 1987, Cal. No. 2, the Commission scheduled May 6, 1987 for a public hearing. On May 6, 1987, Cal. No. 7, the hearing was closed.)

For consideration.

No. 7

CD 3

C 870593 PPM

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

Block	Lot	Location
343	72,73	N/S Delancey Street, 100 feet E/O Ridge St.
387	33	69 Avenue C

A list and description of the properties can be seen at 2 Lafayette Street, Room 1514, New York, New York 10007.

(On April 22, 1987, Cal. No. 3, the Commission scheduled May 6, 1987 for a public hearing. On May 6, 1987, Cal. No. 8 the hearing was closed.)

For consideration.

No. 8

CD 4

N 860750 ZAM

IN THE MATTER OF an application submitted by 485 10th Avenue Corporation, pursuant to Section 13-452 of the Zoning Resolution for an authorization to allow an attended public parking lot with a capacity of 32 spaces within an M1-5 District at 485 Tenth Avenue, between West 37th and West 38th Streets.

No. 9

CD 5

N 870769 HKM

IN THE MATTER OF a communication dated April 7, 1987 from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2 of the Administrative Code ONE LANDMARK AND **landmark site designation** by the Landmarks Preservation Commission on List No. 188, the New York Central Building/ now **Helmsley Building**, LP 1297, 230 Park Avenue, Manhattan, New York (Block 1300, Lot 1).

Landmark designation of the building exterior.

For consideration.

No. 10

CD 5

N 870777 HKM

IN THE MATTER OF a communication dated April 7, 1987 from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2 of the Administrative Code ONE LANDMARK AND **landmark site designation** by the Landmarks Preservation Commission, the **main floor interior** of the New York Central Building/now **Helmsley Building**, LP 1298, 230 Park Avenue, Manhattan, New York (Block 1300, Lot 1).

Landmark designation of the building interior.

For consideration.

No. 11

CD 7

N 870771 HKM

IN THE MATTER OF a communication dated April 7, 1987 from the Executive Director of the Landmarks Preservation Commission, submitting pursuant to the provisions of Section 207-2 of the Administrative Code ONE LANDMARK AND landmark site designation by the Landmarks Preservation Commission, the **San Remo Apartments**, LP 1519, 145-146 Central Park West, Manhattan, New York (Block 1127, Lot 29).

Landmark designation of the San Remo Apartments.

For consideration.

 No. 12

Citywide

N 870443 ZRY

IN THE MATTER OF an amendment to the Zoning Resolution, pursuant to Section 200 of the New York City Charter, to clarify the definition of "a landmark building or other structure" for the purpose of transfer of development rights from a landmark as permitted in Section 74-79.

Proposed Text Amendment to Section 74-79

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

Matter in **BOLD TYPE** is new, to be added;

Matter in *italics* is defined in Section 12-10 of the Zoning Resolution.

* * *

Transfer of Development Rights from Landmark Sites

In all districts except R1, R2, R3, R4, or R5 Districts, or C1 or C2 Districts mapped within such districts, for new *developments* or *enlargements*, the City Planning Commission may permit development rights to be transferred to adjacent lots from lots occupied by landmark *buildings* or *other structures*, may permit the maximum permitted *floor area* on such adjacent lot to be increased on the basis of such transfer of development rights, may permit in the case of *residential developments* or *enlargements*, the minimum required *open space* or the minimum *lot area per room* to be reduced on the basis of such transfer of development rights, may permit variations in the front height and setback regulations and the regulations governing the size of required loading berths, and minor variations in *plaza*, *arcade* and *yard* regulations, for the purpose of

providing a harmonious architectural relationship between the *development or enlargement* and the *landmark building or other structure*.

Where a *zoning lot* occupied by a landmark *building or other structure* is located in a *residence district*, the Commission may modify the applicable regulation of primary business entrances, show windows, *signs* and entrances and exits to *accessory* offstreet loading berths on the "adjacent lot" in a *commercial district* provided that such modifications will not adversely affect the harmonious relationship between the *building* on the "adjacent lot" and the landmark *building or other structure*.

For the purposes of this Section, the term "adjacent lot" shall mean a lot which is contiguous to the lot occupied by the landmark *building or other structure* or one which is across a *street* and opposite to the lot occupied by the landmark *building or other structure*, or, in the case of a *corner lot*, one which fronts on the same *street* intersection as the lot occupied by the landmark *building or other structure*. It shall also mean in the case of lots located in a C5-3, C5-5, C6-6, C6-7 or C6-9 Districts a lot contiguous or one which is across a *street* and opposite to another lot or lots which except for the intervention of *street* or *street* intersections form a series extending to the lot occupied by the landmark *building or other structure*. All such lots shall be in the same ownership (fee ownership or ownership as defined under *zoning lot in Section 12-10*). A "landmark *building or other structure*" shall include **any building or other structure** designated as a landmark by the Landmarks Preservation Commission and the Board of Estimate pursuant to Chapter 8-A of the New York City Charter and Chapter 8-A of the New York City Administrative Code, but shall not include [any] **buildings or other [any] structures** for which cemetery purposes is the primary use, [public parks,] **buildings or other structures within** [public parks or] historic districts, [those portions of *zoning lots* used for cemetery purposes,] statues, monuments and bridges. **No transfer of development rights is permitted pursuant to this Section from zoning lots occupied by buildings or other structures within historic districts, those portions of zoning lots for which cemetery purposes is the primary use, or those portions of zoning lots occupied by statues, monuments or bridges.**

The grant of any special permit authorizing the transfer and use of such development rights shall be in accordance with all the regulations set forth in Sections 74-791 (Requirements for application), 74-792 (Conditions and limitations), and 74-793 (Transfer instruments and notice of restrictions).

(On January 28, 1987, Cal. No. 14, the Commission scheduled February 18, 1987, for a public hearing. On February 18, 1987, Cal. No. 22, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 13

CD 1

N 870643 PSR

IN THE MATTER OF an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property** located on the west side of Central Avenue between Hyatt Street and Victory Boulevard (Block 6, Lots 14,18), for the rehabilitation of a former office building **for a shelter facility for homeless families.**

(On April 22, 1987, Cal. No. 1, the Commission scheduled May 6, 1987 for a public hearing. On May 6, 1987, Cal. No. 6, the hearing was closed).

For consideration.

No. 14

CD 2

N 860239 ZAR

(Request to subdivide a site of approximately 3.5 acres into eight (8) lots and authorizations to develop and grade a road in the Special Natural Area District of Staten Island.)

IN THE MATTER OF an application, pursuant to Sections 105-90, 105-421 and 105-423 of the Zoning Resolution, from Emerson Hill Realty Inc., for the grant of authorizations and certifications involving subdivision, modification of topography and alteration of the botanic environment including the construction and grading of a road requiring five (5) gabion walls, the removal of trees and the inclusion of additional landscaping in the form of entrance planting interior trees, and ground cover on property located on Douglas Road. Block 832, P/O Lot 73.

Plans for the proposed subdivision and road are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration.

No. 15**CD 3****N 870620 RAR**

IN THE MATTER of an application pursuant to Sections 107-64, 107-65 and 107-123 of the Zoning Resolution from the Page Avenue Realty Co. for granting authorizations for Removal of Trees, Modification of Topography and Certification of Public School Seats at 10, 15, 20, 25 Elizabeth Court, Block 7793, Lots 250, 255, 295 and 265 in order to construct four 2 family dwellings on one zoning lot.

Plans for the proposed development are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island.

For consideration.

No. 16**CD 2****N 860680 ZAR**

(Request to construct one (1) family dwelling in the Special Natural Area District of Staten Island.)

IN THE MATTER of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution from Charles Magrino, A.I.A., for the grant of authorizations involving modification of topography and alteration of the botanic environment including the removal of nineteen (19) trees on property located at 91 Staten Island Boulevard. Block 683 Lot 216.

Plans for the proposes single family dwelling are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration.

No. 17**CD 3****N 870716 RAR**

IN THE MATTER of an application pursuant to Section 107-64 of the Zoning Resolution from Donald Rowe for granting authorization for Removal of Trees at 122 Eylandt Street, Block 6377, Lot 27 in order to construct an inground swimming pool.

Plans for the proposed development are on file and may be seen at the Staten Island Office of the Department of City Planning, 56 Bay Street, Staten Island.

For consideration.

No. 18

CD 2

N 860910 ZAR

(Request to construct one single family dwelling in the Special Natural Area District of Staten Island.)

IN THE MATTER of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Outcrop Rock Associates, for the grant of authorizations involving modification of topography and alteration of the botanic environment including the removal of twenty-one (21) trees on property located on Francis Place. Block 843 P/O Lot 70 (tentative lot 125).

Plans for the proposed single-family dwelling are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration.

No. 19

CD 2

N 860911 ZAR

(Request to construct one (1) family dwelling in the Special Natural Area District of Staten Island.)

IN THE MATTER of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Outcrop Rock Associates, for the grant of authorizations involving modification of topography and alteration of the botanic environment including the removal of sixteen (16) trees on property located on Francis Place. Block 843 P/O Lot 70 (Tentative Lot 126)

Plans for the proposed single-family dwelling are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration.

No. 20

CD 2

N 860912 ZAR

(Request to construct one (1) single-family dwelling in the Special Natural Area District of Staten Island).

IN THE MATTER of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Outcrop Rock Associates, for the grant of authorizations involving modification of topography and alteration of the botanic environment including the removal of fourteen (14) and the preservation of six (6) trees on property located on Block 843 P/O Lot 70 (Tentative lot 128).

Plans for the proposed single family dwelling are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration.

No. 21

CD 2

N 860913 ZAR

(Request to construct one (1) single family dwelling in the Special Natural Area District of Staten Island.)

IN THE MATTER of an application, pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, from Outcrop Rock Associates, for the grant of authorizations involving modification of topography and alteration of the botanic environment including the removal of six (6) trees and their replacement with six (6) new 4-inch caliper trees on property located on Francis Place. Block 843 P/O Lot 70 (Tentative Lot 131)

Plans for the proposed single family dwelling are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration.

No. 22

CD 2

M 851132(A) ZAR

(Request to construct two (2) driving range pads in the Special Natural Area District of Staten Island.)

IN THE MATTER of an application, pursuant to Section 105-421 of the Zoning Resolution, from Wohl and O'Mara, P.E. for the grant of authorizations involving modification of topography to construct two (2) driving range pads on property located at the point formed by the intersection of the southerly side of Old Mill Road with the westerly side of Richmond Hill Road. Block 2359 Lot P/O 100.

Plans for the proposed two (2) driving range pads are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration.

No. 23

CD 2

N 870406 ZAR

(Request to modify a previously approved Large Scale Residential Development in order to install one (1) in-ground swimming pool in lieu of a basketball court in the Common Open Space Area 3, Parcel D.)

IN THE MATTER of an application, pursuant to Section 78-231 of the Zoning Resolution, from Chalet Development Corporation, for the grant of authorization involving accessory swimming pools as accessory uses in Large Scale residential developments on property bounded by Lamberts Lane, Elson Street, Fahey Avenue and Felton Street. Block 1632 Lot 15.

Plans for the proposed in-ground swimming pool in the Common Open Space #3, Parcel D, in the previously approved Large Scale Residential Development are on file with the City Planning Commission and may be seen in Room 1517, Two Lafayette Street, New York.

For consideration.
