

PROPOSITION SHEET: CPC SPECIAL MEETING OF MONDAY, OCTOBER 29, 1990 IN SPECTOR HALL AT 4:00 P.M.

CAL. No.	C.P. No.	REPORTS TO	CPC ACTION	CAL. No.	C.P. No.	REPORTS TO	CPC ACTION
1	N 900678 ZRY		Scheduled For H.A. 11-7	51			
2	C 900700 HDX		Fav. Report Adopted	52			
3	C 900656 DMM		Forward Report to Council Relating to its Proposed Modification				
4				54			
5				55			
6				56			
7				57			
8				58			
9				59			
10				60			
11				61			
12				62			
13				63			
14				64			
15				65			
16				66			
17				67			
18				68			
19				69			
20				70			
21				71			
22				72			
23				73			
24				74			
25				75			
26				76			
27				77			
28				78			
29				79			
30				80			
31				81			
32				82			
33				83			
34				84			
35				85			
36				86			
37				87			
38				88			
39				89			
40				90			
41				91			

*MEETING ADJOURNED AT: 4:09 P.M.

COMMISSION ATTENDANCE:		PRESENT	ABSENT
Richard L. Schaffer, Chairman		✓	
Victor G. Alicea, Vice-Chairman		✓	
Eugenie L. Birch		✓	
Amanda M. Burden			✓
Anthony I. Giacobbe		✓	
Maxine Griffith		✓	
James C. Jao		✓	
Brenda Levin		✓	
Joel A. Miele, Sr.		✓	
Edward T. Rogowsky		✓	
Ronald Shiffman		✓	
Jacob Ward		✓	
Deborah C. Wright, Commissioners		✓	

Lois McDaniel, Calendar Officer
 22 Reade Street, Room 2E
 New York, New York 10007-1216
 (212) 720-3370

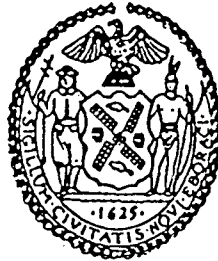
COMPREHENSIVE
CITY PLANNING CALENDAR

of

The City of New York

CITY PLANNING COMMISSION

SPECIAL MEETING OF THE CITY PLANNING COMMISSION
HELD IN SPECTOR HALL, 22 READE STREET, MAIN FLOOR
NEW YORK, NEW YORK 10007



MONDAY, OCTOBER 29, 1990

RICHARD L. SCHAFFER, *Chairman*
VICTOR G. ALICEA, *Vice-Chairman*
EUGENIE L. BIRCH
AMANDA M. BURDEN
ANTHONY I. GIACOBBE
MAXINE GRIFFITH
JAMES C. JAO, R.A.
BRENDA LEVIN
JOEL A. MIELE, SR., P.E.
EDWARD T. ROGOWSKY
RONALD SHIFFMAN
JACOB B. WARD
DEBORAH C. WRIGHT, *Commissioners*

S C H E D U L I N G

CITYWIDE

(Amendments to various sections of the Zoning Resolution concerning the ground floor location of certain commercial uses in C5 Districts. C5 Districts are located in Manhattan Community Districts 1, 4, 5, 6, and 8, Brooklyn Community District 2 and Queens Community District 2.)

No. 1

N 900678 ZRY

IN THE MATTER OF an application submitted by Morgan Guaranty Trust Company pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York, relating to Sections 32-15, 32-18, 32-20, and 32-423, as follows:

Matter in bold is new, to be added;

Matter in Strikeout is old, to be deleted;

Matter within *italics* defined in Section 12-10;

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

32-15

C1 C2 C4 C5 C6 C8 Use Group 6

Use Group 6

* * *

A. CONVENIENCE RETAIL OR SERVICE ESTABLISHMENTS

* * *

*— Dry cleaning or clothes pressing establishments or receiving stations dealing directly with ultimate consumers, limited to 2,000 square feet of floor area per establishment, and provided that only solvents with a flash point of not less than 138.2 degrees Fahrenheit shall be used, and total aggregate dry load capacity of machines shall not exceed 60 pounds.

* * *

*— Laundry establishments, hand or automatic self-service

* * *

*— Shoe or hat repair shops

* * *

C. RETAIL OR SERVICE ESTABLISHMENTS

* * *

*— Frozen food lockers

* * *

*— Loan offices

*— Locksmith shops

* * *

*— Meeting Halls

* * *

~~*— In a C6 District, a use in Use Group 6, marked with an asterisk, shall not be located on the ground floor of a building unless such use is at least 50 feet from the street wall of the building in which it is located, as provided in Section 32-423 (Limitation on ground floor location).~~

D. PUBLIC SERVICE ESTABLISHMENTS**

Court houses

* Electric or gas utility substations, open or enclosed, limited in each case to a site of not more than 10,000 square feet

Fire or police stations

* Public utility stations for oil or gas metering or regulating

Telephone exchanges or other Communications equipment structures. In all districts the height above *curb level* of such structures not existing on the effective date of this resolution shall not exceed that attributable to commercial *buildings* of equivalent lot coverage, having an average floor to floor height of fourteen feet above the lobby floor which may be as much as twenty-five feet in height. For the purpose of making this height computation, the gross area of all floors of the building including accessory mechanical equipment space except the *cellar* shall be included as *floor area*.

Such height computation for the structure shall not preclude the ability to utilize unused *floor area* anywhere on the *zoning lot* or by special permit, subject to the normal provisions of the Resolution.

* Terminal facilities at river crossings for access to electric, gas, or steam lines

* Water or sewage pumping stations

E. CLUBS

Non-commercial clubs without restrictions on activities or facilities except for any activity or *use* listed within the definitions of either *adult physical culture establishments* or *physical culture or health establishments* in Section 12-10.

F. Accessory Uses

- * In a C5 District, a *use* in Use Group 6, marked with an asterisk, shall not be located on the ground floor of a *building* unless such use is at least 50 feet from the *street wall* of the *building* in which it is located, as provided in Section 32-423 (Limitation on ground floor location).
- ** In a C6-1A District, uses in Use Group 6D are not permitted.

32-18

C2 C4 C5 C6 C8

Use Group 9

* * *

A. RETAIL OR SERVICE ESTABLISHMENTS

Automobile, motorcycle, *trailer*, or boat showrooms or sales, with no repair services and with no preparation of vehicles or boats for delivery

- * Blueprinting or photostating establishments
- * Business schools or colleges
- * Catering establishments
- * Clothing or costume rental establishments
- * Medical or dental laboratories for research or testing, or the custom manufacture of artificial teeth, dentures, or plates, not involving any danger of fire or explosion nor offensive noise, vibration, smoke or other particulate matter, odorous matter, heat, humidity, glare, or other objectionable effects
- * Musical instrument repair shops
- * Gymnasiums used exclusively for basketball, handball, paddleball, racquetball, squash and tennis
- Plumbing, heating, or ventilating equipment showrooms, without repair facilities
- * Printing establishments, limited to 2,500 square feet of *floor area* per establishment for production
- * Public auction rooms
- * Studios, art, music, dancing or theatrical
- * Trade, or other schools for adults, not involving any danger of fire or explosion nor of offensive noise, vibration, smoke or particulate matter, dust, odorous matter, heat, humidity, glare, or other objectionable effects
- * Typewriter or other small business machine sales, rental or repairs
- * Umbrella repair shops

- * Wedding chapels or banquet halls

* In C4 ~~or C5~~ Districts, a *use* in Use Group 9, marked with an asterisk shall not be located on the ground floor of a *building* unless such *use* is at least 50 feet from the *street wall* of the *building* in which it is located, as provided in Section 32-423 (Limitation on ground floor location.)

* * *

32-20

C5 C6** C8

Use Group 11

* * *

A. MANUFACTURING ESTABLISHMENTS

- *—Art needle work, hand weaving, or tapestries
- *—Books, hand binding or tooling
- *—Ceramic products, custom manufacturing
- *—Clothing, custom manufacturing or altering for retail
- *—Hair products, custom manufacturing
- *—Jewelry manufacturing from precious metals
- *—Medical, dental, drafting instruments, optical goods, or similar precision instruments
- *—Musical instruments, except pianos and organs
- *—Orthopedic or medical appliances, custom manufacturing
- *—Printing, custom, limited to 2,500 square feet of *floor area* per establishment for production, provided that such *floor area* limitation shall not apply in C6 Districts
- *—Watch making

B. WHOLESALE OR SIMILAR ESTABLISHMENTS

- *—Ship chandlers
- *—Wholesale establishments, with *accessory* storage limited to 2,500 square feet of *floor area* per establishment

* * *

*— In a C5 District, a *use* in Use Group 11, marked with an asterisk, shall not be located on the ground floor of a *building* unless such *use* is at least 50 feet from the *street wall* of the *building* in which it is located, as provided in Section 32-423 (Limitation on ground floor location).

32-432

Limitation on ground floor location

C4 C5

In the districts indicated, *uses* in the Use Groups listed in the following table and marked with asteriks in the Use Group listing shall be located only as follows and as set forth in the following table:

- (a) On a floor above or below the ground floor, or
- (b) On the ground floor, but not within 50 feet of any *street wall* of the *building* and with no *show window* facing on the *street*.

Use Group in Which Limitation Applies	
8,9, or 12	C4
6, 9, or 11	C5

Resolution for adoption scheduling November 21, 1990 for a public hearing.

REPORTS

BOROUGH OF THE BRONX

No. 2

CD 10

C 900700 HDX

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, is located on the southerly side of Bartow Avenue, between Baychester Avenue and the Hutchinson River Parkway Extension. (Block 5141, part of Lot 1085), and comprises the site for a new seven-story 99 unit project for the elderly and handicapped, to be known as Project Hope.

The project's financing will be provided by a direct Federal Loan under section 202 of the National Housing Act of 1957, as amended, with subsidy for 100% of the units provided under Section 8 of the National Housing Act of 1937, as amended.

(On September 26, 1990 Cal. No. 4, the Commission scheduled October 10, 1990. On October 10, 1990, Cal. No. 9 the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 3

CD 10

C 900656 DMM

FORWARDING REPORT to the City Council relating to its proposed Modification, pursuant to NYC Charter Section 197-d (d), concerning Block No. 1945, Lot Nos. 51, 52, 54, 55, 56 (southwest corner of Manhattan Avenue and W. 119th Street).

For consideration.