

DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, APRIL 12, 1995
10:00 A.M. IN CITY HALL

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

CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION
1	C 940633 PSK	3	Scheduled to be Heard 4/26/95	23			
2	C 940207 PCK	10	" "	24			
3	C 900438 MMM	6	" "	25			
4	C 950255 HAM	7	" "	26			
5	N 940310 ZRM	1	" "	27			
6	C 940309 ZMM	1	" "	28			
7	C 950039 ZSQ	12	" "	29			
8	C 940535 PPX	2	Hearing Closed	30			
9	C 940409 PPX	5	" "	31			
10	C 930387 ZMK	18	" "	32			
11	C 950146 ZSK	2	" "	33			
12	C 860714 MMQ	8	" "	34			
13	C 940174 PQQ	14	" "	35			
14	C 950069 DMK	5	Favorable Report Adopted	36			
15	C 930269 PQK	5	" "	37			
16	C 940664 ZMM	6	" "	38			
17	C 930470 MMQ	10	" "	39			
18	N 920633 ZAQ	2	Laid Over	40			
19	N 950277 ZAR	2	Authorization Approved	41			
20				42			
21				43			
22				44			

COMMISSION ATTENDANCE:	Present	Absent	(P)	(A)	COMMISSION VOTING RECORD:										In Favor - Y Oppose - N Abstain - AB				
					Calendar Numbers														
					14	15	16	17	18	19									
Joseph B. Rose, <i>Chairman</i>	P		Y	Y	Y	Y				Y									
Victor G. Alicea, <i>Vice Chairman</i>	P		Y	Y	Y	Y				Y									
Eugene L. Birch, <i>A.I.C.P.</i>	A									OVER									
Amanda M. Burden, <i>A.I.C.P.</i>	P		Y	N	AB	Y	Y			OVER	Y								
Irwin Cantor, <i>P.E.</i>	P		Y	Y	Y	Y				OVER	Y								
Alexander Garvin	P		Y	Y	Y	Y				OVER	Y								
Anthony I. Glacobbé, <i>Esq.</i>	P		Y	Y	Y	Y					Y								
Maxine Griffith	A									L A I D									
William Grinker	P		Y	Y	Y	Y				L A I D	Y								
Brenda Levin	P		Y	N	N	Y				L A I D	Y								
Edward T. Rogowsky	P		Y	N	AB	Y	Y			L A I D	Y								
Ronald Shiffman, <i>A.I.C.P.</i>	P		Y	AB	Y	Y					Y								
Jacob B. Ward, <i>Esq., Commissioners</i>	P		Y	Y	Y	Y					Y								

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 12, 1995

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



Rudolph W. Giuliani, Mayor
City of New York
[No. 7]
Prepared by Lois McDaniel, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

CALENDARS: Any member of a Community 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 Commission Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a certified check, made out to the City of New York -- Department of City Planning to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$64.95 for a two year subscription.

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

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

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

B
CITY PLANNING COMMISSION

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

- JOSEPH B. ROSE, *Chairman*
VICTOR G. ALICEA, *Vice-Chairman*
EUGENIE L. BIRCH, A.I.C.P.
AMANDA M. BURDEN, A.I.C.P.
IRWIN G. CANTOR, P.E.
ALEXANDER GARVIN
ANTHONY I. GIACOBBE, *Esq.*
MAXINE GRIFFITH
WILLIAM J. GRINKER
BRENDA LEVIN
EDWARD T. ROGOWSKY
RONALD SHIFFMAN, A.I.C.P.
JACOB B. WARD, *Esq.*, *Commissioners*
LOIS MCDANIEL, *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, APRIL 12, 1995

Roll Call; approval of minutes	1
I. Scheduling April 26, 1995	1
II. Public Hearings	19
III. Reports	22

**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for April 26, 1995, in City Hall, Room 16, Manhattan, New York at 10:00 a. m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position:

Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

WEDNESDAY, APRIL 12, 1995

APPROVAL OF MINUTES OF Regular Meeting of March 29, 1995

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 26, 1995
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CD 3

C 940633 PSK

IN THE MATTER OF an application submitted by the Human Resources Administration and the Department of General Services pursuant to Section 197-c of the New York City Charter for site selection of property located at 499/509 Green Avenue (Block 1794, Lots 85, 86, 88, 89, 90 and 91) and 500/504 Green Avenue (Block 1798, Lots 11, 12 and 13) for use as a day care center.

Resolution for adoption scheduling April 26, 1995 for a public hearing.

No. 2

CD 10

C 940207 PCK

IN THE MATTER OF an application submitted by the Brooklyn Public Library and the Department of General Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 6802 Fort Hamilton Parkway (Block 5771, Lot 12), for continued use as a public library.

Resolution for adoption scheduling April 26, 1995 for a public hearing.

BOROUGH OF MANHATTAN**No. 3****CD 6****C 900438 MMM**

IN THE MATTER OF an application submitted by the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the elimination of a portion of East 47th Street between First and Second avenues and the establishment of a park addition to Hammarskjold Plaza and the adjustment of grades and block dimensions and any acquisition or disposition of property related thereto, all in accordance with Map No. 30127, dated December 12, 1994 and signed by the Borough President.

Resolution for adoption scheduling April 26, 1995 for a public hearing.

No. 4
CD 7**C 950255 HAM**

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

1. pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 11 West 103rd Street, between Central Park West and Manhattan Avenue, (Block 1839, Lot 24), as an Urban Development Action Area;
 - b) an Urban Development Action Area project for such area.
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to the 11 West 103rd Street Corporation (to be formed).

Approval of this application would facilitate the rehabilitation of a vacant 5-story walk-up building containing 9 dwelling units for 14 homeless, mentally-disabled, single men and women. The proposed project, tentatively known as Park West House II, is sponsored by the Bridge, Inc.

Resolution for adoption scheduling April 26, 1995 for a public hearing.

Nos. 5 and 6

(Applications for an amendment to the Zoning Resolution to modify the use and bulk regulations and the boundaries of the Special Lower Manhattan Mixed Use District, and related amendment of the Zoning Map)

No. 5

(Amendments to the Zoning Resolution to modify the use and bulk regulations and the boundaries of the Special Lower Manhattan Mixed Use District in the Borough of Manhattan)

CD 1

N 940310 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter for **amendment of the Zoning Resolution** of the City of New York, relating to Article XI, Chapter 1, Section 111-00, to modify the use and bulk regulations and the boundaries of the Special Lower Manhattan Mixed Use District as follows:

Matter in ~~Greytone~~ is new, to be added;

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

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

* * * indicates where unchanged text would appear in the Zoning Resolution.

Article XI

Special Purpose Districts (continued)

Chapter 1

Special Lower Manhattan Mixed Use District

111-00

GENERAL PURPOSES

The "Special Lower Manhattan Mixed Use 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 specific purposes:

- (a) to retain adequate wage, job producing stable industries within Lower Manhattan;
- (b) to protect light manufacturing and to encourage stability and growth in Lower Manhattan by permitting light manufacturing and controlled residential uses to coexist where such uses are deemed compatible;

- (c) to provide a limited new housing opportunity of a type and at a density appropriate to this industrial mixed use zone;
- (d) to insure the provision of safe and sanitary housing units in converted buildings; and
- (e) to promote the most desirable use of land and building development in accordance with the Plan for Lower Manhattan as adopted by the City Planning Commission.

111-01

Definitions

* * *

111-02

General Provisions

The provisions of this Chapter shall apply to all #developments#, #enlargements#, #extensions#, alterations, #accessory uses#, open and enclosed, and changes in #uses# within the Special District.

#Loft dwellings# and #joint living-work quarters for artists# are permitted #uses# within the Special District, and are subject to the #bulk# requirements regulations of Section 111-11 (Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living-Work Quarters for Artists). #Loft dwellings# and #joint living-work quarters for artists# converted under the provisions of this Chapter are not subject to the provisions of Section 32-42 (Location within Buildings).

A #home occupation# may occupy a #loft dwelling# as an #accessory use# in excess of the #floor area# limitations of Section 12-10 (DEFINITIONS), and subject to the following:

- (a) Businesses operated as #home occupations# may have up to three non-#residential# employees.
- (b) In addition to the #uses# listed in Section 12-10, a #home occupation# may include a permitted #commercial# or permitted #manufacturing use#. It shall not include the sale of merchandise produced elsewhere.
- (c) The Commissioner of Buildings may issue rules and regulations setting forth appropriate standards to implement the intent of this Section.

Museums or non-commercial art galleries are permitted ~~uses~~ within the Special District in accordance with the provisions of Section 111-105 (Museums or non-commercial art galleries), and are subject to the ~~bulk~~ requirements ~~regulations~~ applicable for ~~in~~ ~~manufacturing uses~~ in Areas ~~A1~~, B1, and B2, and to the ~~bulk~~ requirements ~~regulations~~ of the ~~underlying zoning districts~~ Section 111-104 in Areas ~~A1~~, A2, and A3 ~~and A4~~.

Except as modified by the express provisions of the District, the regulations of the underlying districts remain in effect.

111-03

District Map

The District Map for the ~~Special Lower Manhattan Mixed Use District~~ (Appendix A) identifies special areas comprising the Special District in which special zoning regulations carry out the general purposes of the ~~Special Lower Manhattan Mixed Use District~~. These areas are as follows:

Area A1 — General Mixed Use Area

Area A2 — Limited Mixed Use Area (Commercial and Residential Uses)

Area A3 — Limited Mixed Use Area (Commercial and Residential Uses)

~~Area A4 — General Mixed Use Area~~

Area B1 — Limited Mixed Use Area

Area B2 — Limited Mixed Use Area

111-10

SPECIAL USE REGULATIONS

111-101

Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists.

- (a) ~~Within Area A1, loft dwellings and joint living-work quarters for artists are not permitted below the floor level of the second story.~~
- (b) ~~Within Areas A2 and A3, dwelling units or loft dwellings are not permitted below the floor level of the second story.~~

- (e) Within Areas B1 and B2, #loft dwellings# and #joint living-work quarters for artists# are not permitted below the floor level of the third #story#.

111-102

Ground floor Use restrictions

(a) Areas A1 and A4

Ground floor spaces in separate #buildings# may not be combined for #uses# in Use Groups 3, 4, 5 and 6, except in those #buildings# having frontage on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway.

(b) Except in Areas A2 and A3 B1 and B2

(i) Use of the ground floor in #buildings# constructed prior to March 10, 1976 shall be restricted to #uses# listed in Use Groups 7, 9, 11, 16, 17a, 17b, 17c, or 17e, except that where a #use# other than these occupied the ground floor of a #building# prior to March 10, 1976, it shall be permitted in conformance with the underlying district regulations.

(ii) In #buildings# having frontage on Chambers Street, Greenwich Street, West Street, Hudson Street, West Broadway or Canal Street, ground floor #uses# shall be permitted in conformance with the underlying districts, except as provided in Section 111-103, paragraph (c).

~~(b) where such #use# occupied the ground floor of a #building# prior to March 10, 1976, ground floor #uses# shall be permitted in conformance with the underlying districts.~~

111-103

Additional use restrictions regulations

(a) Within Areas A2 and A3, for all #developments# or #enlargements#, #extensions#, or changes of #use#, #uses# located on the ground floor level, or within five feet of #curb level#, shall be limited to #uses# in Use Groups five through 12.

(a) In Areas A1 and A4

(1) #Uses# in Use Groups 16 and 17 shall be permitted, except the following #uses# are prohibited in all #buildings#:

(2) within Use Group 16A: crematoriums, poultry or rabbit killing establishments, unenclosed automobile, boat, motorcycle or trailer sales, motorcycle rentals;

- (B) all Use Group 16B #uses#, except #automotive service stations# by special permit pursuant to Section 73-21 (Automotive Service Stations);
- (ii) all Use Group 16C #uses#;
- (iv) within Use Group 16D: dry cleaning or cleaning or dyeing establishments; with no limitation on type of operation, solvents, #floor area#, or capacity per establishment;
- (v) within Use Group 17B: manufacture of aircraft, automobiles, trucks, trailers, boats, motorcycles or chemicals; and
- (vi) all Use Group 17C #uses#, except agriculture;
- (2) The following #uses# are prohibited in #buildings# that do not front on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway:
 - (i) all Use Group 3A #uses#;
 - (ii) all Use Group 3D #uses#;
 - (iii) all Use Group 10A #uses#, except depositories, photographic or motion picture studios, radio or television studios; and
 - (iv) all Use Group 12A #uses#.
- (b) ~~Within~~ ~~in~~ Area B1 and Area B2, #loft dwellings# and #joint living-work quarters for artists# shall be permitted in #buildings# where the #lot coverage# is less than 5,000 square feet. #Loft dwellings# and #joint living-work quarters for artists# shall be permitted in other #buildings# or other structures# only by special permit of the City Planning Commission pursuant to Section 74-782 (Special permit) or by minor modification of the Chairman of the City Planning Commission pursuant to Section 111-202, paragraph (d) or (e).

~~However, within the Area B1 bounded by Thomas Street, Hudson Street, Jay Street, Greenwich Street, North Moore Street, West Broadway, White Street, and the eastern boundary of the LMM Special District, #loft dwelling units# or #joint living-work quarters for artists# above the level of the second floor, which the Chairman of the City Planning Commission determines were occupied on March 1, 1984 shall be a permitted #use#, provided that a complete application for a determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than January 12, 1986. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of~~

~~#residential# occupancy on March 1, 1984 shall be deemed to permit #residential use# as of right for such #loft dwelling units# or #joint living work quarters for artists#.~~

(c) ~~In all areas of the LMM District, eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, as listed in Use Group 12A, in any location within a #building#, shall be permitted only by special permit of the Board of Standards and Appeals as provided in Section 73-244. In Areas A1, A2, A3 and A4, the Board of Standards and Appeals shall additionally find for establishments of any capacity with dancing, as listed in Use Group 12A, that primary ingress and egress for such #uses# may only be located on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway, with only fire or emergency egress on side streets, and that no portion of such #use# may be located more than 100 feet, measured perpendicularly, from the above-listed streets. Furthermore, such #uses# are restricted as provided in Section 111-103 paragraph (a)(2).~~

(d) ~~In Areas A1, A2, A3 and A4, the following retail facilities shall be limited to 20,000 square feet of #floor area# on a zoning lot, including retail cellar space allotted to such #uses#, except as otherwise provided in Section 111-40:~~

(1) ~~all #uses# in Use Groups 6A and 6C;~~

(2) ~~all #uses# in Use Group 10 with parking categories B or B1; and~~

(3) ~~the above #uses# when listed in other use groups.~~

111-104

Special provisions for ~~a~~ Areas A1, A2, A3, A4 and B2

(a) Area A1

~~The regulations applicable to a C6-2A District shall apply to all new #developments# and #enlargements#, except as set forth herein.~~

(1) ~~Maximum #floor area ratio#~~

~~The maximum #floor area ratio# permitted on a #zoning lot# shall be 5.0.~~

(2) ~~Location of #street walls#~~

~~The #street wall# of any #development# or #enlargement# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# not occupied by existing #buildings#, except that to allow articulation of #street walls#~~

At the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. At any level above the ground floor, but at least 12 feet above the level of the #base plane#, recesses shall be permitted in the #street wall# for #outer courts# or articulation of #street walls# at the intersection of two #street lines# as set forth in this Section. The aggregate width of such recesses shall not exceed 30 percent of the width of the #street wall# at any level.

(a) Area A2

* * *

(b) Area A3

* * *

(d) Area A4

The regulations applicable to a C6-3A District shall apply to all new #developments# and #enlargements#, except as set forth herein.

(1) Maximum #floor area ratio#

The maximum #floor area ratio# permitted on a #zoning lot# shall be 7.5%.

(2) Location of #street walls#

The #street wall# of any #development# or #enlargement# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# not occupied by existing #buildings#, except that to allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. At any level above the ground floor, but at least 12 feet above the level of the #base plane#, recesses shall be permitted in the #street wall# for #outer courts# or articulation of #street walls# at the intersection of two #street lines# as set forth in this Section. The aggregate width of such recesses shall not exceed 30 percent of the width of the #street wall# at any level.

(3) Height of street walls

Street walls shall rise to at least 60 feet above the #base plane# or the height of the #building#, whichever is less. The maximum height of a #street wall# before setback shall be 85 feet or the height of an adjoining #building# fronting on the same #street line# with a height of at least 60 feet, whichever is less.

(4) Setbacks

Setbacks are required for all portions of #buildings# that exceed the maximum #street wall# height as set forth in Section 111-104, paragraph (d)(3). At a height not lower than 60 feet nor higher than 85 feet, or the height of an adjoining #building# fronting on the same #street line# which is less than 85 feet, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except that such dimensions may include the depth of any permitted recesses in the #street wall#.

(5) Maximum building height

No #building or other structure# shall exceed a height of 135 feet above the #base plane#.

(6) Dormers

Dormers shall not be a permitted obstruction.

(e) In-a Area B2

In area B2 except as modified by the express provisions of this Chapter, the underlying district regulations are superseded and replaced by the regulations applicable in M2-4 Districts.

111-105**Museums or non-commercial art galleries****(a) As of right**

In any #building#, a museum or non-commercial art gallery is permitted on the ground floor where a #use# in Use Group 6 is permitted pursuant to the provisions of Section 111-102, 111-103, or 111-201 (b), and above the ground floor where #joint living-work quarters for artists# or #loft dwellings# are permitted pursuant to the provisions of Sections 111-101, 111-103, or 111-201 (a).

~~(b) By authorization of the City Planning Commission:~~

~~In Area A1, the City Planning Commission may authorize a museum or non-commercial art gallery where it is not permitted as of right, provided that the Commission finds that:~~

~~(1) the #use# of such space as a museum or non-commercial art gallery will not harm #manufacturing uses# in the LMM District or the industrial sector of the City's economy; and~~

~~(2) any commercial or manufacturing tenants in such space were given the opportunity by the owner or predecessor in title to remain in the spaces at fair market rentals, and the property owner or predecessors in title did not cause the vacating of the space through harassment, non-renewal of leases, or the charging of rents in excess of the then fair market value.~~

The Commission shall refer a copy of any application for authorization pursuant to this Section to the #Industrial Loft Advisory Council#, the Office for Economic Development, and to the Department of Cultural Affairs, each of which shall have thirty days to comment upon such application. The Commission may set such conditions on the grant of an authorization to allow such #uses# as it deems necessary to protect #manufacturing uses# or the industrial sector of the City's economy. In no case shall such museum or non-commercial art gallery occupy more than 65,000 square feet of #floor area#.

111-11
Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living-Work Quarters for Artists

#Joint living-work quarters for artists# located within the district shall comply with all the #bulk# regulations of this Section applicable to #loft dwellings#.

111-111
Loft dwelling requirements

* * *

(i) for which a determination of #residential# occupancy on September 1, 1980 has been made pursuant to Section 111-201 (a); or

* * *

111-112
Open space equivalent

* * *

111-20
MINOR MODIFICATIONS

~~111-201~~

~~(a) The requirements of Section 111-101 relating to location of #loft dwellings# or #joint living work quarters for artists# below the floor level of the third #story# of a #building# may be modified provided that the Chairman of the City Planning Commission determines that such #floor area#:~~

~~—(1) has been vacant since March 10, 1976; or~~

~~—(2) was occupied as a #loft dwelling# or #joint living work quarters for artists# on September 1, 1980.~~

~~A complete application for minor modification under this provision shall be filed not later than June 21, 1983. Such application may be filed by the owner of the #building# or the occupant of the #floor area# for which such modification is requested. For the purposes of Article 7C of the New York Multiple Dwelling Law, such determination of occupancy shall be deemed to permit #residential use# as of right for such #loft dwelling# or #joint living work quarters for artists#.~~

~~(b) The requirements of Section 111-102 relating to #use# restrictions for #floor area# on the ground floor may be modified provided that the Chairman of the City Planning Commission determines that such #floor area#:~~

~~—(1) has been vacant since March 10, 1976; or~~

~~—(2) was occupied on September 1, 1980 by a #use# permitted in the underlying district but not otherwise permitted pursuant to the provisions of Section 111-102.~~

~~A complete application for minor modification under this provision shall be filed not later than June 21, 1983.~~

111-202

On application, Chairman of the City Planning Commission may grant minor modifications to the following provisions of this Chapter:

(a) The requirements of Section 111-101 relating to location of #loft dwellings# or #joint living-work quarters for artists# below the floor level of the third #story# of a #building# in Areas B1 and B2, and Section 111-102, paragraph (b), relating to

~~#use#~~ restrictions in ~~#floor area#~~ on the ground floor may be modified provided that the Chairman of the Commission finds that the owner of the space has made a good faith effort to rent such space to a mandated ~~#use#~~ at fair market rentals.

Such efforts shall include but not be limited to:

advertising in local and city-wide press;

listing the space with brokers;

notifying the New York City Office of Economic Development; and

informing local and city-wide industry groups.

Such efforts shall have been actively pursued for a period of no less than six months for ~~#buildings#~~ under 3600 square feet and one year for ~~#buildings#~~ over 3600 square feet prior to the date of the application.

* * *

~~(e) The requirements of Section 111-103(e) relating to #loft dwellings# and #joint living work quarters for artists# in #buildings# having #lot coverage# of 5000 square feet or more within Area B1 bounded by Thomas Street, Hudson Street, Jay Street, Greenwich Street, North Moore Street, West Broadway, White Street, and the eastern boundary of the LMM Special District may be modified provided that:~~

- ~~—(1) such #floor area# was occupied on March 1, 1984 as #loft dwellings# or #joint living work quarters for artists#, or consists of registered Interim Multiple Dwellings, or is found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law;~~
- ~~—(2) such #building# consisted, on January 12, 1986, of two or more contiguous sections separated structurally by load bearing walls, with independent entrances, independent addresses, and other evidence of the independent functional use of each section of the #building#, which evidence may include but is not limited to separate deeds, separate tax lots, separate certificates of occupancy or separate utilities or systems for the entirety of each section of the #building#; and~~
- ~~—(3) the section within which such #floor area# is located has a #lot coverage# of less than 5000 square feet of #lot area.#~~

A developer must send a copy of any request for modification pursuant to this Section to the applicable Community Board at least ten days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests it must do so within 30 days of such notification.

111-21

Notice of Filing to Create Loft Dwellings or Joint Living-Work Quarters for Artists

* * *

111-22

Conversion Contribution

* * *

111-30

ENVIRONMENTAL CONDITIONS FOR AREAS A2 AND A3

* * *

111-40

SPECIAL PERMIT FOR CERTAIN LARGE RETAIL FACILITIES

The City Planning Commission may permit the total #floor area# of large retail facilities subject to Section 111-103 paragraph (d) to exceed 20,000 square feet of #floor area#, including retail cellar space allotted to such #uses#.

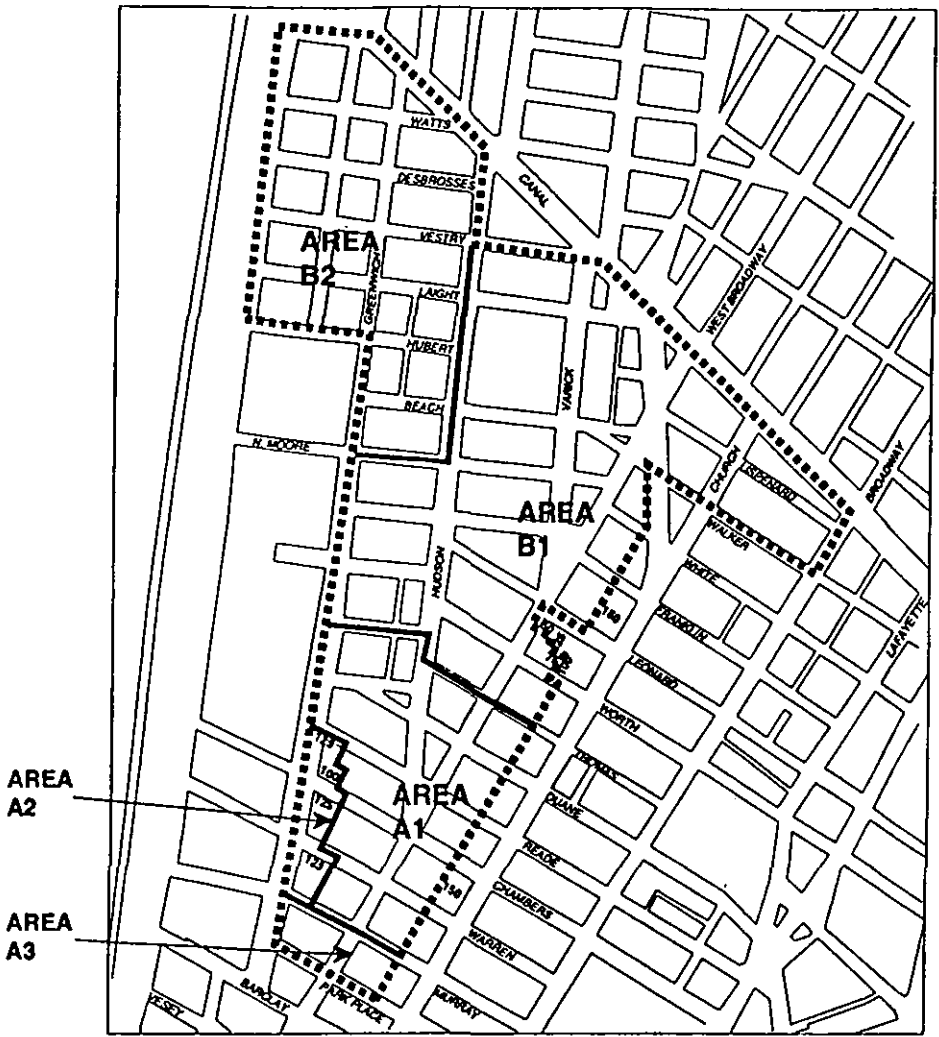
As a condition of granting a special permit for such large retail establishments, the Commission shall find that:

- (a) such #development#, #enlargement#, #extension#, or change of #use# is so located as not to impair the essential character or the future use of or development of the surrounding area; and
- (b) the #streets# providing access to the facility will be adequate to handle the traffic generated by such #use#.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

Special Lower Manhattan Mixed Use District Map

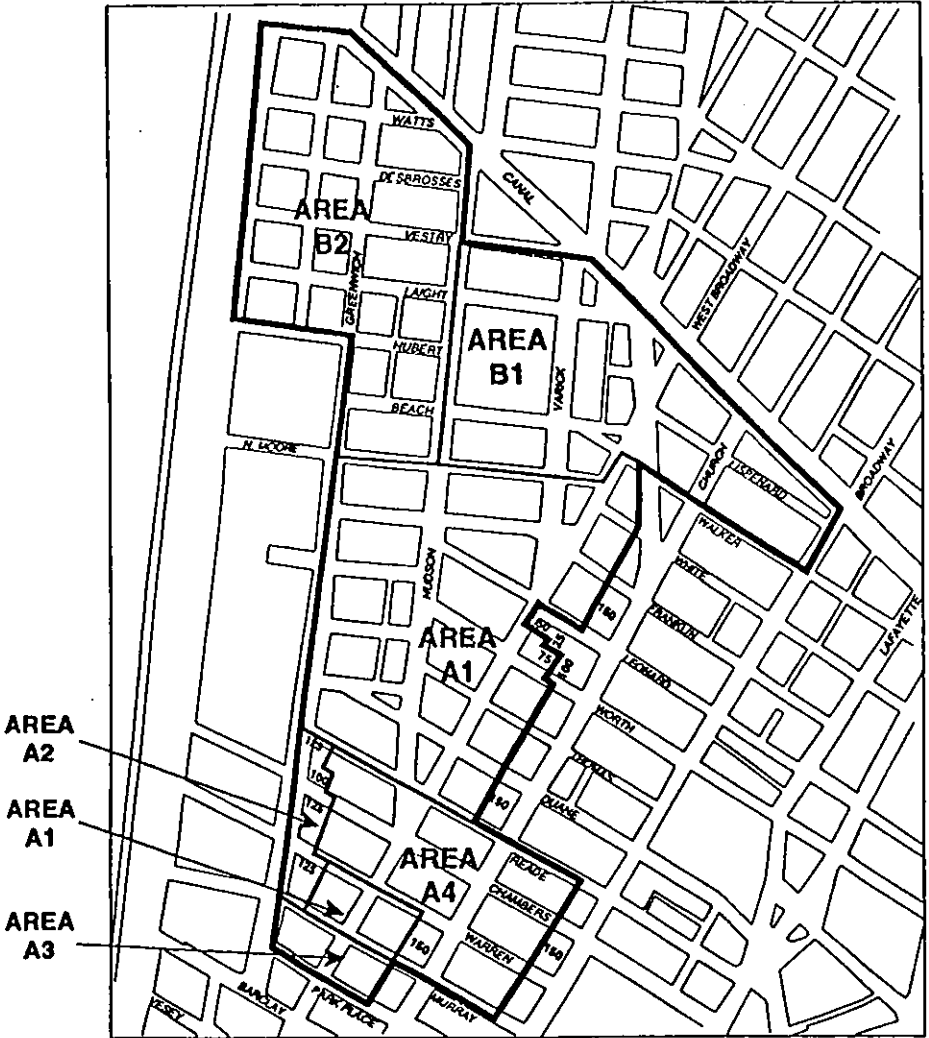
Existing map to be deleted:



- Area A1: General Mixed Use Area
- Area A2: Limited Mixed Use Area
- Area A3: Limited Mixed Use Area
- Area B1: Limited Mixed Use Area
- Area B2: Limited Mixed Use Area

Special Lower Manhattan Mixed Use District Map

New map to be added:



- Area A1: General Mixed Use Area
- Area A2: Limited Mixed Use Area
- Area A3: Limited Mixed Use Area
- Area A4: General Mixed Use Area
- Area B1: Limited Mixed Use Area
- Area B2: Limited Mixed Use Area

-  District Boundary
-  Area Boundary

Resolution for adoption scheduling April 26, 1995 for a 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 an amendment of the Zoning Map, Section Nos. 12a and 12b:

1. changing from a C6-4 District to a C6-2A District property bounded by:
 - a) Walker Street, Broadway, White Street, Franklin Place, Franklin Street, a line 150 feet west of Broadway, Worth Street, Church Street, Leonard Street, a line 150 feet west of Church Street, White Street, and Avenue of the Americas; and
 - b) Thomas Street, Church Street, Duane Street, a line 150 feet west of Broadway, Reade Street, and a line 150 feet west of Church Street;
2. changing from a C6-4 District to a C6-3A District property bounded by Reade Street, a line 150 feet west of Broadway, Murray Street, and a line 150 feet west of Church Street;
3. changing from a C6-4 District to a C6-4A District property bounded by White Street, Lafayette Street, Worth Street, Broadway, Chambers Street, a line 150 west of Broadway, Franklin Street, and Franklin Place;
4. changing from an M1-5 District to a C6-2A District property bounded by:
 - a) Warren Street, a line 150 feet west of Church Street, Murray Street, and a line perpendicular to the south street line of Warren Street distant 125 feet east of the intersection of the south street line of Warren Street and the east street line of Greenwich Street; and
 - b) North Moore Street, West Broadway, Walker Street, Avenue of the Americas, White Street, a line 150 feet west of Church Street, Leonard Street, West Broadway, a line 125 feet north of Worth Street, a line 50 feet east of West Broadway, a line 100 feet north of Worth Street, a line 125 feet east of West Broadway, Worth Street, a line 150 feet west of Church Street, Reade Street, and Greenwich Street;
5. changing from an M1-5 District to a C6-3A District property bounded by Reade Street, a line 150 feet west of Church Street, Warren Street, a line perpendicular to the south street line of Chambers Street distant 125 feet east of the intersection of the south street line of Chambers Street and the east street line of Greenwich Street, Chambers Street, a line perpendicular to the north street line of Chambers Street distant 100 feet east of the intersection of the north street line of Chambers Street and the east street line of Greenwich Street, a line midway between

Chambers Street and Reade Street, and a line perpendicular to the south street line of Reade Street distant 125 feet east of the intersection of the south street line of Reade Street and the east street line of Greenwich Street; and

6. *establishing a Special Lower Manhattan Mixed Use District bounded by Reade Street, a line 150 feet west of Broadway, Murray Street, and a line 150 feet west of Church Street;*

within the Special Lower Manhattan Mixed Use District, as shown on a diagram (for illustrative purposes only) dated December 19, 1994 and subject to the conditions of CEQR Declarations E-60 and E-61.

Resolution for adoption scheduling April 26, 1995 for a public hearing.

BOROUGH OF QUEENS

No. 7

CD 12

C 950039 ZSQ

IN THE MATTER OF an application submitted by the Economic Development Corporation and the Springfield Norse Realty Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow a food store in excess of 10,000 square feet within an M1-1 District, located southwest of the intersection of Springfield Boulevard and Merrick Boulevard (Block 12999, part of Lot 201).

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

Resolution for adoption scheduling April 26, 1995 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 8

CD 2

C 940535 PPX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 1056 Stebbins Avenue (Block 2691, Lot 60) pursuant to zoning.

(On March 29, 1995, Cal. No. 1, the Commission scheduled April 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 9

CD 5

C 940409 PPX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
3156	55	2078 Anthony Avenue
3163	5	2242 Creston Avenue

(On March 29, 1995, Cal. No. 2, the Commission scheduled April 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 10

CD 18

C 930387 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Home Savings of America, Bowery Division, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b, establishing within an existing R4 district a C2-2 district bounded by Hendrickson Street, a line 330 feet south of Avenue U, Coleman Street, and a line 150 feet south of Avenue U, as shown on a diagram (for illustrative purposes only) dated December 19, 1994.

(On March 29, 1995, Cal. No. 3, the Commission scheduled April 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 2

C 950146 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Economic Development Corp., Department of Housing Preservation and Development and Atlantic Center Associates pursuant, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-72 of the Zoning Resolution to allow an unattended public parking garage with a maximum capacity of 650 spaces in the cellar and sub-cellar of a building proposed to be constructed on property bounded by Academy Park Place, South Portland Avenue, Atlantic Avenue, the westerly street line of former Fort Greene Place, Hanson Place, and South Elliott Place, (Block 2002, all Lots; Block 2003, Lots 62, 63, 64, 66, 71, and 73 and part of Lots 1, 2, 3, and 60, and the beds of former South Elliott Place and former Fort Greene Place -- tentative Block 2002, Lots 1, 50, 80 and 90) on Parcels 2A and 2B of the Atlantic Terminal Urban Renewal Area, within a C6-4 District.

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

(On March 29, 1995, Cal. No. 4, the Commission scheduled April 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 12

CD 8

C 860714 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving a change of street grades heretofore established within and abutting Kissena Boulevard from Horace Harding Expressway to Aguilar Avenue and the elimination of a portion of Kissena Boulevard and the establishment in its place of a park and any acquisition or disposition of property related thereto, all in accordance with Map No. 4810, dated October 3, 1986 and revised January 27, 1993, September 10, 1993 and November 21, 1994 and signed by the Borough President.

(On March 29, 1995, Cal. No. 5, the Commission scheduled April 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 14

C 940174 PQQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department for the Aging and the Department of General Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 90-01 Rockaway Beach Boulevard (Block 16133, Lot 21), for continued use as a senior citizens center. (Hammel Senior Center).

(On March 29, 1995, Cal. No. 6, the Commission scheduled April 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 14

CD 5

C 950069 DMK

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 324 Lincoln Avenue (Block 4172, Lot 36), pursuant to zoning.

(On March 1, 1995, Cal. No. 1, the Commission scheduled March 15, 1995 for a public hearing. On March 15, 1995, Cal. No. 9, the hearing was closed.)

For consideration.

No. 15

CD 5

C 930269 PQK

IN THE MATTER OF an application submitted by the Human Resources Administration, the Department of Health and the Department of General Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 1091 Sutter Avenue (Block 4039, Lot 1), for continued use as a day care center and a child health clinic. (Urban Strategies #1 Day Care Center and Sutter Child Health Clinic).

(On March 1, 1995, Cal. No. 2, the Commission scheduled March 15, 1995 for a public hearing. On March 15, 1995, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN**No. 16****CD 6****C 940664 ZMM**

IN THE MATTER OF an application submitted by One Beekman Place, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

- 1) changing from an R10 district to an R10A district property bounded by First Avenue, a line midway between Mitchell Place and East 50th Street, Beekman Place, and East 49th Street; and
- 2) changing from an R8B district to an R10A district property bounded by Beekman Place, the easterly prolongation of a line midway between Mitchell Place and East 50th Street, a line 125 feet east of Beekman Place, and East 49th Street;

as shown on a diagram (for illustrative purposes only) dated November 28, 1994.

(On March 1, 1995, Cal. No. 3, the Commission scheduled March 15, 1995 for a public hearing. On March 15, 1995, Cal. No. 11, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS
No. 17**CD 10****C 930470 MMQ**

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance and closing of portions of 160th, 161st, 162nd and 163rd avenues, the delineation of sewer easements, the delineation of visual easements, changes in grade necessitated thereby, and any acquisition or disposition of property related thereto, all in accordance with Map No. 4907, dated February 28, 1994 and signed by the Borough President.

(On March 1, 1995, Cal. No. 4, the Commission scheduled March 15, 1995 for a public hearing. On March 15, 1995, Cal. No. 12, the hearing was closed.)

For consideration.

No. 18

(Request for the grant of an authorization for a commercial use in a new development (an addition to an existing building) to allow a change of use from residential to commercial of an existing 3-story building)

CD 2

N 920633 ZAQ

IN THE MATTER OF an application submitted by Enrique A. Ochoa and Jacob Sebag, Partners, for the grant of an authorization pursuant to Section 117-32 of the Zoning Resolution for a commercial use in a new development (an addition to an existing building) not permitted by the provisions of Section 117-31 and to allow a change of use from residential to commercial of an existing 3-story building located at 21-52 44th Drive (Block 78, Lot 36), in an M3-1 District within the Special Hunters Point Mixed Use District.

Note: An application (M 860865(A) ZAQ) has been submitted by the same applicant for the modification of a previously approved authorization to allow use of rear yard for an existing restaurant.

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

For consideration.

BOROUGH OF STATEN ISLAND

No. 19

(Request for the grant of authorizations to permit the construction of an 8,400 square foot Library Facility on a parcel of property in the Special Natural Area District [NA-1] of Staten Island.)

CD 2

N 950277 ZAR

IN THE MATTER OF an application by the New York City Department of General Services for the grant of authorizations pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, involving modifications of existing topography and alteration of the botanic environment including the removal of three (3) trees to allow the construction of the Edna Hayes Library Facility on property located at 145 Arthur Kill Road (Block 4444, Lot 35) within the Special Natural Area District (NA-1).

Plans for the proposal are on file with the City Planning Commission and may be seen at 56 Bay Street, 6th floor, Staten Island, New York 10301.

For consideration.
