

# DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, MAY 24, 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 950220 HUX	3,4	Scheduled to be Heard 6/7/95	23	C 950123 PPQ	7	Hearing Closed
2	C 950221 PSX	4	" "	24	N 950405 BDQ	12	" "
3	C 950122 DMX	12	" "	25	C 940633 PSK	3	Favorable Report Adopted
4	C 940295 HDK	2	" "	26	C 940207 PCK	10	" "
5	C 940296 HDK	2	" "	27	C 950255 HAM	7	" "
6	C 940554 PSK	5	" "	28	N 940310 ZRM	1	" "
7	C 950332 PCK	7	" "	29	C 940309 ZMM	1	" "
8	C 950169 ZSM	1	" "	30	C 950039 ZSQ	12	" "
9	C 950124 PPQ	12	" "	31	N 950410 HKQ	7	Forward Report to City Council
10	C 950199 DMQ	9	" "	32	N 950411 HKQ	5	" "
11	C 940531 PPR	1	" "	33	N 940053 ZAR	1	Authorization Approved
12	N 950342 ZRR	3	" "	34	N 920122 ZAR	2	" "
13	C 950341 ZMR	3	" "	35	N 930150 ZAR N 950413 ZMR	2	Authori./Modifi. Approved
14	C 950390 HAX	4	Hearing Closed	36			
15	C 940206 PCK	9	" "	37			
16	C 940304 ZMM	5,6	" "	38			
17	C 940418 PPM	4	" "	39			
*18	N 950171 ZRM	1	" "	40			
*19	C 950180 PQM	1	" "	41			
20	N 950412 BDM	8	" "	42			
21	C 950087 PCQ	7	" "	43			
22	C 940528 PPQ	13	" "	44			

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers													In Favor - Y Oppose - N Abstain - AB		
		25	26	27	28	29	30	31	32	33	34	35					
Joseph B. Rose, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Victor G. Alicea, <i>Vice Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Eugenie L. Birch, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Irwin Cantor, P.E.	A																
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Maxine Griffith	A																
William Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Brenda Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Edward T. Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Ronald Shiffman, A.I.C.P.	P	Y	Y	Y	AB	AB	Y	Y	Y	Y	Y	Y					
Jacob B. Ward, Esq., <i>Commissioners</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y					

e: DISPO A 12/94 MEETING ADJOURNED AT: 2:15 P.M.

**\*NOTE: Cal. Nos. 18 & 19, Commissioner Burden Non Participating**

**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
of  
**The City of New York**  
—  
**CITY PLANNING COMMISSION**  
—  
**WEDNESDAY, MAY 24, 1995**  
—  
**MEETING AT 10:00 A.M.**  
in  
**CITY HALL**



**Rudolph W. Giuliani, Mayor**  
**City of New York**

**[No. 10]**

**Prepared by Lois McDaniel, Calendar Officer**

## CITY PLANNING COMMISSION

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### 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.

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**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**

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

JOSEPH B. ROSE, *Chairman*  
VICTOR G. ALICEA, *Vice-Chairman*  
EUGENIE L. BIRCH, A.L.C.P.  
AMANDA M. BURDEN, A.L.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.L.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.

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**ORDER OF BUSINESS AND INDEX**

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**WEDNESDAY, MAY 24, 1995**

Roll Call; approval of minutes	1
I. Scheduling June 7, 1995	1
II. Public Hearings	17
III. Reports	41

**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 June 7, 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, MAY 24, 1995

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APPROVAL OF MINUTES OF Regular Meeting of May 10, 1995

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JUNE 7, 1995  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**Nos. 1 and 2**

*(Applications for an amendment to the Morrisania Urban Renewal Plan for the  
Morrisania Urban Renewal Area, including the division of Site 3 and the  
designation as community facility and open space uses, and site  
selection of property for use as a day care center)*

**No. 1**

CD 3,4

C 950220 HUX

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development for an amendment to the Morrisania Urban Renewal Plan for the Morrisania Urban Renewal Area, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter.

The proposed 4th amendment to the urban renewal plan for the Morrisania Urban Renewal Area provides for the division of Site 3 into Sites 3 and 3A, and the designation of Site 3A as Community Facility to permit development of a day care center. Site 3A comprises Block 2420, Lots 40 and 46, and is located at Morris Avenue and East 158th Street. Site 3 remains designated for open space.

**Resolution for adoption scheduling June 7, 1995 for a public hearing.**

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## No. 2

CD 4

C 950221 PSX

**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 800/830 Grand Concourse Village East (Morris Avenue) A/K/A 207 East 158th Street (Block 2420, Lots 40 and 46), for use as a day care center.**

**Resolution for adoption scheduling June 7, 1995 for a public hearing.**

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**No. 3**

CD 12

C 950122 DMX

**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 3720 White Plains Road (Block 4664, Lot 57), pursuant to zoning.**

**Resolution for adoption scheduling June 7, 1995 for a public hearing.**

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**BOROUGH OF BROOKLYN****Nos. 4 and 5**

*(Applications for the disposition of city-owned properties located within the Brooklyn Center Urban Renewal Area for use as a public parking facility)*

**No. 4**

CD 2

C 940295 HDK

**IN THE MATTER OF** an application submitted by the Economic Development Corporation and the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the **disposition of city-owned property located at 258-264 Ashland Place, 13-19 Lafayette Avenue, and 9 and 11 Lafayette Avenue (Block 2107, Lots 30, 36, 40 and 41) in the Brooklyn Center Urban Renewal Area.**

The property is to be disposed to the Economic Development Corporation and then to an unspecified operator of a public parking facility.

Note: This action provides for an interim lease disposition for parking to be discontinued when development of this Brooklyn Center project is ready to proceed.

**Resolution for adoption scheduling June 7, 1995 for a public hearing.**

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No. 5

CD 2

C 940296 HDK

**IN THE MATTER OF** an application submitted by the Economic Development Corporation and the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 13-19 Lafayette Avenue (Block 2107, Lot 36) in the Brooklyn Center Urban Renewal Area.

The property is to be disposed to the developer selected by the City for the Brooklyn Center project.

Note: This action provides for permanent disposition. An interim lease disposition for use of this property for public parking is the subject of a separate application.

**Resolution for adoption scheduling June 7, 1995 for a public hearing.**

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No. 6

CD 5

C 940554 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 333 Hinsdale Street (Block 3784, part of Lot 6) for use as a day care center.

**Resolution for adoption scheduling June 7, 1995 for a public hearing.**

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## No. 7

CD 7

C 950332 PCK

**IN THE MATTER OF** an application submitted by the New York City Police Department 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 126 28th Street (Block 664, Lots 3, 22, 61, 63), for use as a parking lot.

**Resolution for adoption scheduling June 7, 1995 for a public hearing.**

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**BOROUGH OF MANHATTAN**

## No. 8

CD 1

C 950169 ZSM

**IN THE MATTER OF** an application submitted by the Landmarks Preservation Commission on behalf of Dah Chong Hong Trading Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to allow the modifications of the following use regulations:

- Section 111-101(c): to allow loft dwellings below the floor level of the third story;
- Section 111-102: to allow a Use Group 6 use on the ground floor; and
- Section 111-103(b): to allow loft dwellings to be permitted in a building with lot coverage greater than 5,000 square feet, within Area B1;

to facilitate the conversion of a vacant former cold storage building into 17 loft dwelling units and with Use Group 6 on the ground floor on property located at 35-37 North Moore Street (Block 190, Lot 10) within the Tribeca West Historic District and Area B1 of the Special Lower Manhattan Mixed Use District (LMM District), in an M1-5 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.

**Resolution for adoption scheduling June 7, 1995 for a public hearing.**

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**BOROUGH OF QUEENS**

No. 9

CD 12

C 950124 PPQ

**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 172-20 Jamaica Avenue (Block 10213, Lot 10), pursuant to zoning.

**Resolution for adoption scheduling June 7, 1995 for a public hearing.**

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No. 10

CD 9

C 950199 DMQ

**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 residential unit located at 84-10 101st Street (Block 9177, Lot 1009), pursuant to zoning.

**Resolution for adoption scheduling June 7, 1995 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

No. 11

CD 1

C 940531 PPR

**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:

- (a) seven (7) city-owned properties pursuant to zoning; and
- (b) one (1) city-owned property pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning.

A list and description of the properties can be seen in the Staten Island Office of the Department of City Planning at 56 Bay Street, 6th floor, Staten Island, New York 10301.

Resolution for adoption scheduling June 7, 1995 for a public hearing.

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Nos. 12 and 13

*(Applications for an amendment of the Zoning Resolution and an amendment of the Zoning Map concerning the Special Charleston Area M Text/Charleston Area Rezoning within the Special South Richmond Development District)*

No. 12

CD 3

N 950342 ZRR

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York relating to adding Sections 107-49 and 107-69 to the Special South Richmond Development District, and amending Appendix A (Special District Plan Map Index and maps 32C and 32d) by the addition of Area M, as follows:

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

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

Matter in *italics* or within # # is defined in Section 12-10;

\* \* \* indicate where intervening unchanged text appears in the Zoning Resolution

ARTICLE X

Chapter 7 Special South Richmond Development District

\* \* \*

~~107-49~~  
~~Special Regulations for Area M~~

~~In Area M, as shown on the District Plan, the regulations of the underlying districts and the Special District are supplemented or modified in accordance with the provisions of this Section. Except as modified by the express provisions of this Section, the regulations of the underlying districts and the Special District remain in effect.~~

## 107-491

## Special use regulations for residential uses

- (a) Residential uses existing prior to the (effective date of this amendment) shall be considered conforming and when an existing building containing such uses is damaged or destroyed by any means, it may be reconstructed to its bulk prior to such damage or destruction or to R3X bulk requirements, whichever is greater.
- (b) Residential extensions shall be subject to all of the R3X District regulations and the applicable Special District regulations except that an existing detached building may contain non-residential uses in addition to not more than two dwelling units.
- (c) Non-residential uses shall be located below the lowest story occupied in whole or in part by residential uses.
- (d) Floor area in a building originally designed as one or more dwelling units that has been continuously vacant for two or more years prior to the date of filing an alteration application, may be re-occupied for residential use.
- (e) Residential enlargements not to exceed 500 square feet shall be permitted subject to all of the R3X District regulations and the applicable Special District regulations provided that there is no increase in the number of dwelling units and that there is no disturbance of the soil.
- (f) Residential developments, and residential enlargements where there is a disturbance of the soil, shall be subject to the provisions of Section 107-69 (Residential Uses in Area M).

## 107-492

## Special bulk regulations

The maximum floor area ratio for two or more uses on a zoning lot shall be determined by the use that is permitted the greatest floor area ratio in Area M, provided that the floor area occupied by each use does not exceed the amount permitted by the floor area ratio for that use in Area M.

## 107-69

## Residential Uses in Area M

- (a) The City Planning Commission may authorize developments, or enlargements of residential uses in excess of 500 square feet, or in any case where there would be a disturbance of the soil, for the following:

(1) #zoning lots# with #residential# or #community facility uses# existing on (the effective date of this amendment); or

(2) #zoning lots# that have been vacant or #land with minor improvements# for at least two years immediately prior to the date of application for the authorization.

(b) No #building# shall be constructed for occupancy by both #residential# and #manufacturing uses#. All #residential uses# shall comply with the R3X District regulations and all #commercial uses# shall comply with the M1-1 District regulations. All #developments# or #enlargements# shall comply with the applicable Special District regulations.

(c) In authorizing new #residential uses# and #residential enlargements#, the Commission shall find that:

(1) the #residential use# will not be exposed to excessive noise, smoke, dust, noxious odor, toxic metals, safety hazards, or other adverse impacts from #commercial# or #manufacturing uses#;

(2) there are no open #uses# listed in Use Group 13 within 400 feet of the #zoning lot#;

(3) the #residential use# shall not adversely affect #commercial# or #manufacturing uses# in the Special District; and

(4) the authorization shall not alter the essential character of the neighborhood or district in which the #use# is located, nor impair the future #use# or #development# of #commercial# and #manufacturing uses# on nearby #zoning lots#.

In granting such authorization, the Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

\* \* \*

\* \* \*

### Description

- Special District Plan Map Index is amended by the addition of Area M as described on Special District Plan Maps 32c and 32d.
- Special District Plan Maps 32c and 32d are amended by the establishment of "Area M" bounded by Arthur Kill Road, the southerly street line of Nielsen Avenue\* and its westerly prolongation, a line 100 feet east of Muriel Street\*, the northerly street

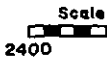
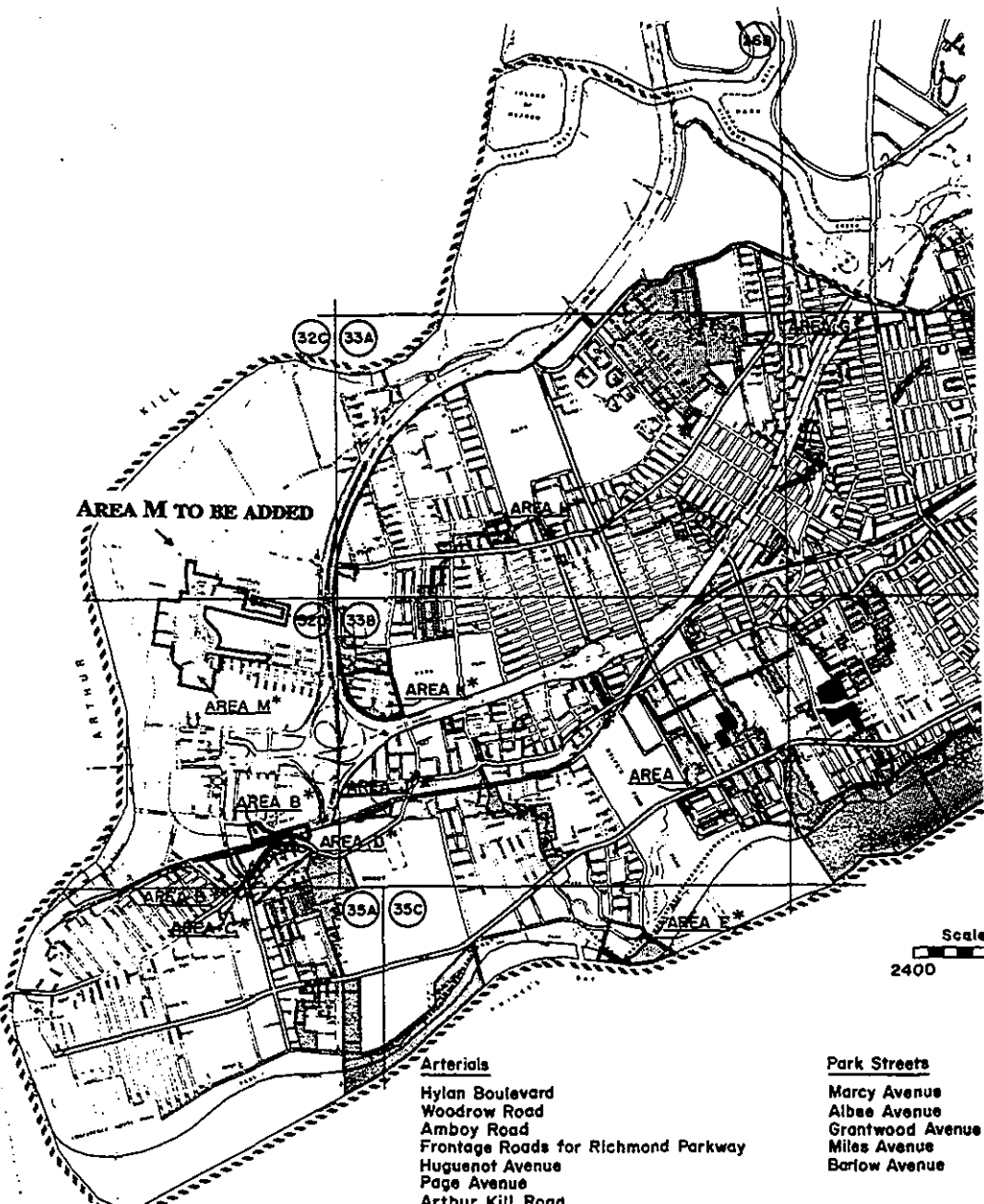
line of Storer Avenue\*, Carlin Street\* and its southerly prolongation, a line 100 feet south of Sharrotts Road, a line 1,000 feet east of Carlin Street\* and its southerly prolongation, a line 100 feet north of Sharrotts Road, a line 100 feet east of Carlin Street\*, the northerly street line of Lundsten Avenue\* and its easterly prolongation, the westerly street line of Kent Street and its northerly prolongation, a line 400 feet south of Sharrotts Road, a line 150 feet east of Arthur Kill Road, a line 275 feet north of Englewood Avenue\*, Kent Street, Englewood Avenue\*, Cosmen Street\*, the southerly terminus line of Cosmen Street\* and its westerly prolongation, the prolongation of a line 100 feet west of Cosmen Street\*, a line 1,250 feet south of Androvette Street\* and its easterly prolongation, Arthur Kill Road, Kreischer Street\*, a line 150 feet south of Androvette Street\*, a line 575 feet west of the center line of Kreischer Street\* (between Winant Place\* and Androvette Street\*) and its northerly and southerly prolongations, a line 150 feet north of Winant Place\*, the northerly prolongation of the center line of Kreischer Street\* (between Winant Place\* and Androvette Street\*), Sharrotts Road\*, a line 200 feet west of Arthur Kill Road and Ellis Road\*

as shown on a diagram (N 950342 ZRR).

**Note:** Street names with an asterisk (\*) are streets in use or shown on approved subdivision maps (refer to Borough President's Office for information).

AREA M TO BE ADDED

ARTHUR KILL



Arterials

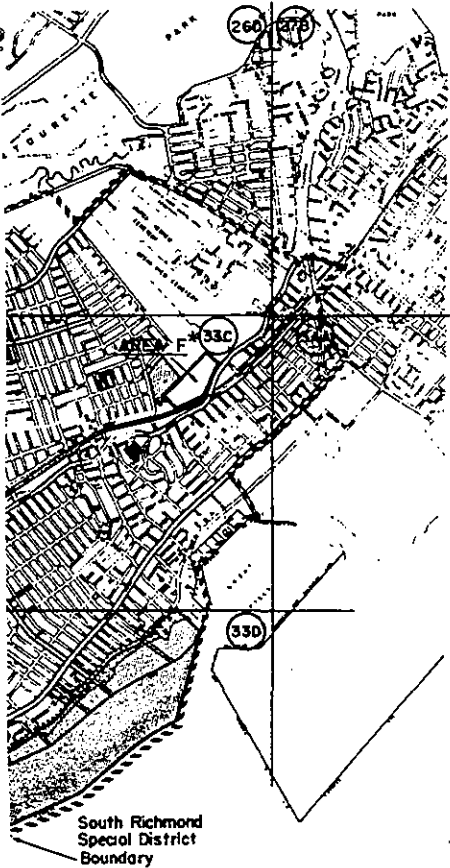
- Hylan Boulevard
- Woodrow Road
- Amboy Road
- Frontage Roads for Richmond Parkway
- Huguenot Avenue
- Page Avenue
- Arthur Kill Road
- Service Roads for West Shore Expressway
- Richmond Avenue

Park Streets

- Marcy Avenue
- Albee Avenue
- Grantwood Avenue
- Miles Avenue
- Barlow Avenue

# SOUTH RICHMOND SPECIAL DISTRICT

## District Plan



### Note:

Only generalized elements of District Plan shown. For details of Plan elements see Plan Maps on following sheets 26 B, 26 D, 27 B, 32 C, 33 A, 33 C, 34 A, 32 D, 33 B, 33 D, 35 A, 35 C.

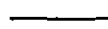
### Symbol Key



Designated Open Space



30 foot setback



20 foot setback if there is no parking within the setback. 35 foot setback if parking is provided within the setback.



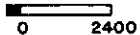
Esplanade

Waterfront Esplanade location shown schematically only.

Dimensions locating DOS on plan maps are measured from street lines unless otherwise stated.

\* For details of Special Areas D,FK see PLAN MAPS 32D, 33C, 33B, 35A

in Feet

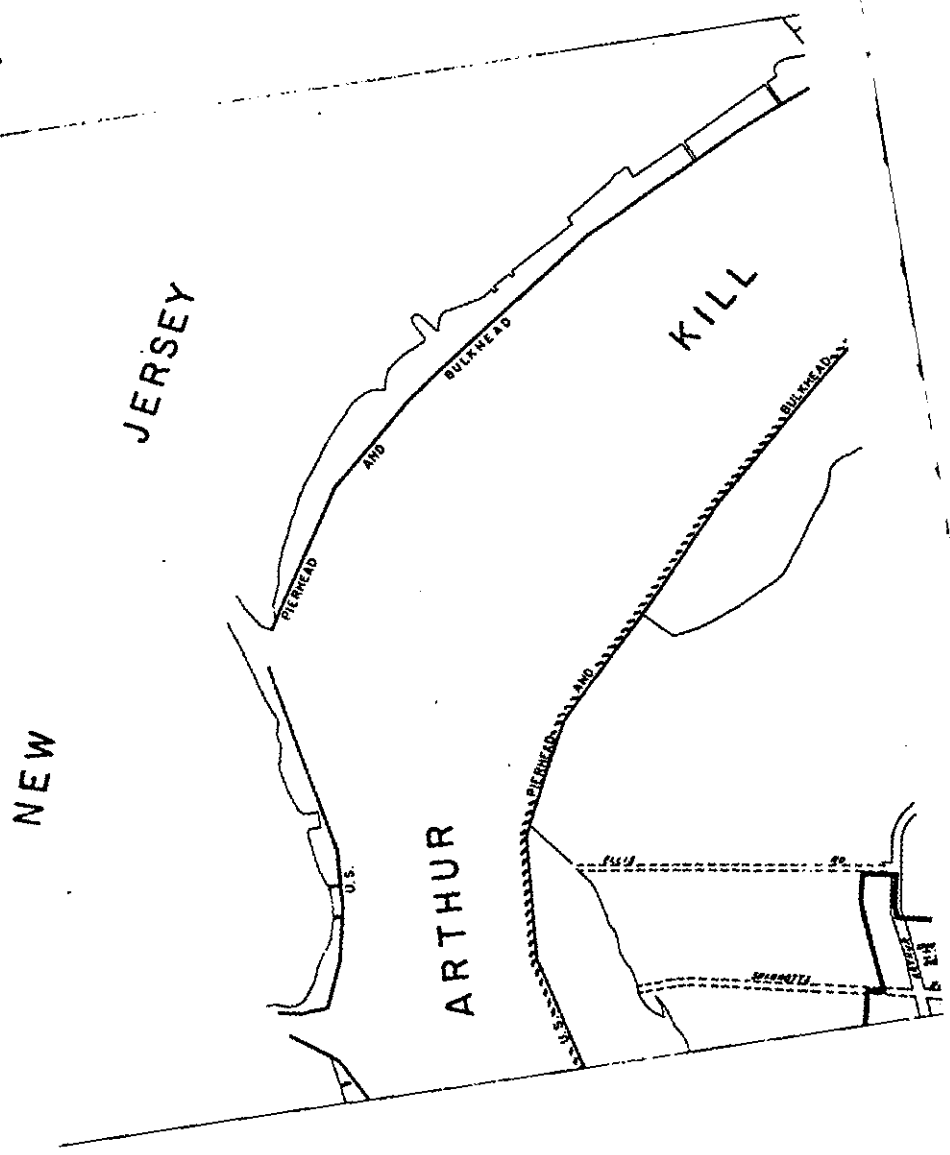


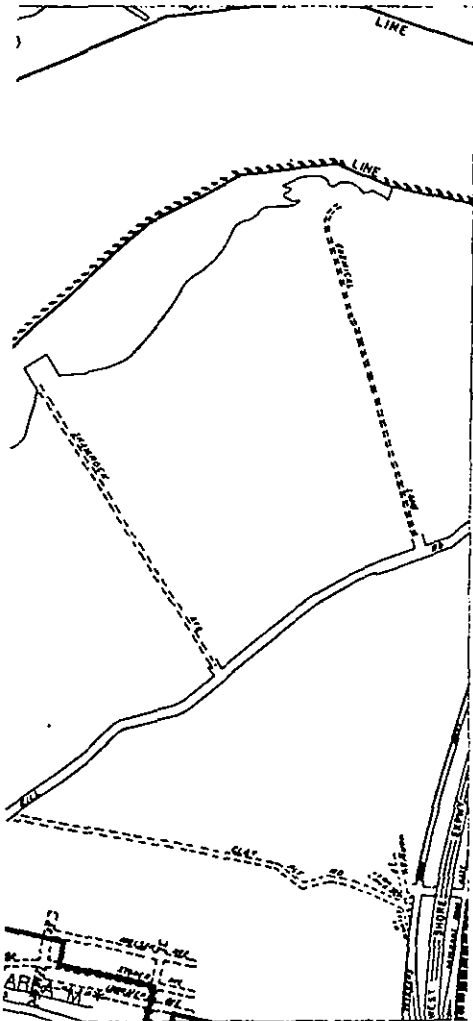
### Railroads

Staten Island Rapid Transit Right of Way



MAP 2





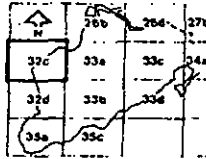
AREA M TO BE ADDED

CITY PLANNING COMMISSION  
THE CITY OF NEW YORK

# SOUTH RICHMOND

## SPECIAL DISTRICT PLAN

### MAP KEY



OPEN SPACE NETWORK



30 FOOT SETBACK



20 FOOT SETBACK IF THERE IS NO PARKING WITHIN THE SETBACK



35 FOOT SETBACK IF PARKING IS PROVIDED WITHIN THE SETBACK



ESPLANADE



S. RICHMOND SPECIAL DISTRICT BOUNDARY



INDICATES AMENDMENT. FOR DETAILS REFER TO DESIGNATED OPEN SPACE BOUNDARY ADJUSTMENTS.

DATE ISSUED: 11-1-75

AMENDED:

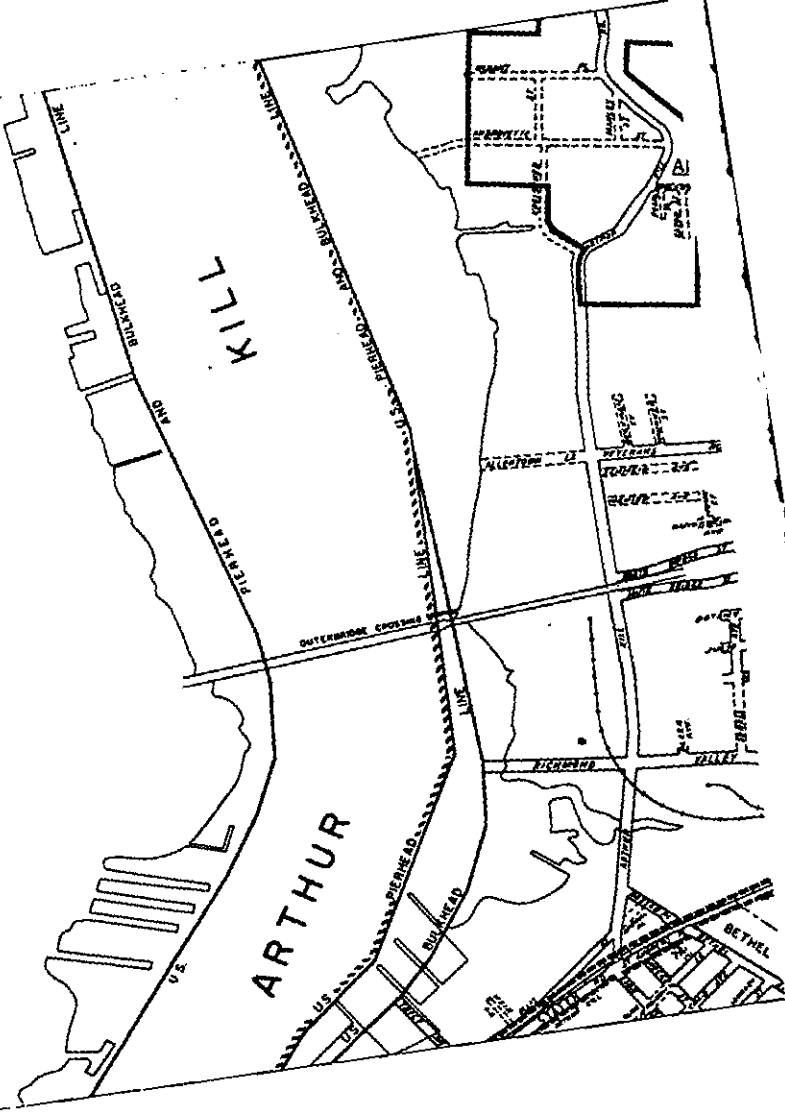


32c

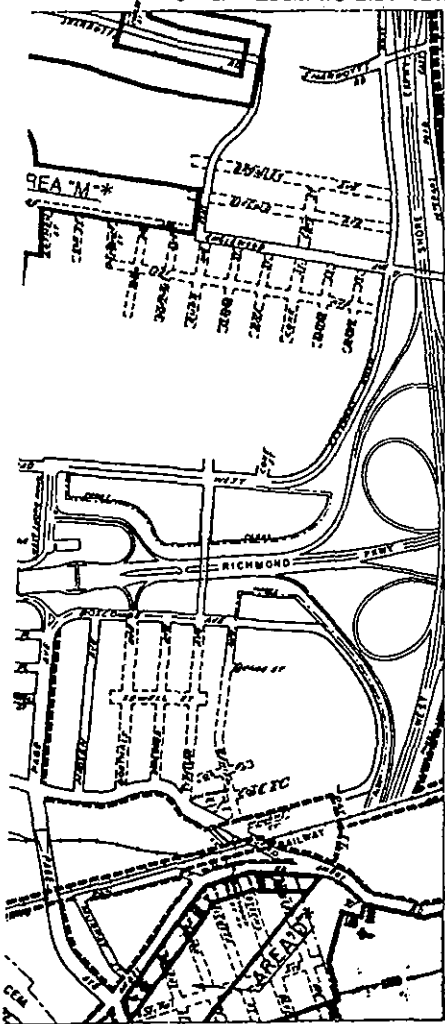
MAP 3

JERSEY

NEW



AREA M TO BE ADDED

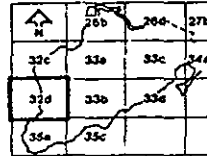









CITY PLANNING COMMISSION  
THE CITY OF NEW YORK

# SOUTH RICHMOND

## SPECIAL DISTRICT PLAN

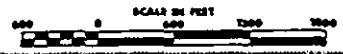
MAP KEY



-  OPEN SPACE NETWORK
-  30 FOOT SETBACK
-  20 FOOT SETBACK IF THERE IS NO PARKING WITHIN THE SETBACK
-  35 FOOT SETBACK IF PARKING IS PROVIDED WITHIN THE SETBACK
-  ESPLANADE
-  S. RICHMOND SPECIAL DISTRICT BOUNDARY
-  INDICATES AMENDMENT. FOR DETAILS REFER TO DESIGNATED OPEN SPACE BOUNDARY ADJUSTMENTS.

DATE ISSUED: 11-1-75

AMENDED:



32d

Resolution for adoption scheduling June 7, 1995 for a public hearing.

CD 3

C 950341 ZMR

**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. 32c and 32d:

- 1) changing from an R3-2 District to an R3X District property bounded by Carlin Street\* and its southerly prolongation, a line 100 feet north of Nielsen Avenue\*, a line 100 feet east of Carlin Street\*, a line 100 feet north of Sharrotts Road, a line 1,000 feet east of Carlin Street\* and its southerly prolongation and a line 100 feet south of Sharrotts Road;
- 2) changing from an M2-1 District to an M1-1 District property bounded by a line 500 feet west of the former west side of the West Shore Expressway, the westerly prolongation of the south street line of Nielsen Avenue\*, the former center line of the West Shore Expressway, Sharrotts Road and Sharrotts Road\*; and
- 3) changing from an M3-1 District to an M1-1 District property bounded by Ellis Road\*, a line 500 feet west of the former west side of the West Shore Expressway, Sharrotts Road\*, Kreischer Street\* (between Winant Place\* and Androvette Street\*) and its northerly prolongation, Androvette Street\*, Kreischer Street\*, Arthur Kill Road, a line 1,250 feet south of Androvette Street\* and its westerly prolongation, the U. S. Pierhead and Bulkhead Line of Arthur Kill, Sharrotts Road\* and its westerly prolongation, and a line perpendicular to the south street line of Ellis Road\* distant 400 feet west of the intersection of the west street line of Arthur Kill Road and the south street line of Ellis Street,

within the Special South Richmond Development District as shown on a diagram (for illustrative purposes only) dated March 27, 1995.

Note: Street names with an asterisk (\*) are identified on the maps titled "Charleston Rezoning (C 950341 ZMR) Street Plan" dated March 27, 1995 and included as part of the application file.

**Resolution for adoption scheduling June 7, 1995 for a public hearing.**

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**II. PUBLIC HEARINGS**

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**BOROUGH OF BRONX****No. 14****CD 4****C 950390 HAX****PUBLIC HEARING:**

**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 New York State General Municipal Law for:
  - a) **The designation of 274 East 170th Street, (Block 2785, Lots 34, 40, and 43) located on the south side of East 170th Street, between College and Morris avenues, as an Urban Development Action Area;**
  - b) **An Urban Development Action Area Project for such property; and**
2. pursuant to Section 197-c of the New York City Charter, for the disposition of such property to a developer to be selected by the Department of Housing Preservation and Development.

Approval of this application would facilitate the construction of one 6-story elevator building, tentatively known as Eugene Smilovic Arms, providing 78 dwelling units for elderly persons of low income, plus one unit for a superintendent, under the Federal Section 202 Supportive Housing for the Elderly Program. The project will also provide a community health center to be operated by Bronx Lebanon Hospital.

(On May 10, 1995, Cal. No. 1, the Commission scheduled May 24, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF BROOKLYN**

No. 15

CD 9

C 940206 PCK

**PUBLIC HEARING:**

**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 560 New York Avenue (Block 4791, Lot 46), for continued use as a public library.

(On May 10, 1995, Cal. No. 2, the Commission scheduled May 24, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF MANHATTAN**

No. 16

CD 5,6

C 940304 ZMM

**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. 8d and 12c:

1. eliminating from an existing R8 District a C2-5 District bounded by:
  - a) a line midway between East 34th Street and East 35th Street, a line 100 feet west of Second Avenue, a line midway between East 33rd Street and East 34th Street, and a line 100 feet east of Third Avenue;
  - b) a line midway between East 34th Street and East 35th Street, First Avenue, East 33rd Street, a line 100 feet west of First Avenue, a line midway between East 33rd Street and East 34th Street, a line 200 feet east of Second Avenue, East 34th Street, and Tunnel Entrance Street; and
  - c) a line midway between East 23rd Street and East 24th Street, First Avenue, East 23rd Street, and a line 100 feet west of First Avenue;

2. eliminating from an existing R9 District a C2-5 District bounded by a line midway between East 34th Street and East 35th Street, Second Avenue, a line midway between East 33rd Street and East 34th Street, and a line 100 feet west of Second Avenue;
3. changing from an R7-2 District to an R7B District property bounded by:
  - a) a line midway between East 19th Street and East 20th Street, a line 100 feet west of First Avenue, a line midway between East 17th Street and East 18th Street, and a line 100 feet east of Second Avenue;
  - b) East 19th Street, a line 100 feet west of Second Avenue, East 17th Street, Second Avenue, a line midway between East 14th Street and East 15th Street, and a line 100 feet east of Third Avenue; and
  - c) East 21st Street, Gramercy Park West, East 20th Street, the southerly prolongation of Gramercy Park East, a line midway between East 19th Street and East 20th Street, and a line 100 feet east of Park Avenue South;
4. changing from an R7-2 District to an R8A District property bounded by a line midway between East 17th Street and East 18th Street, a line 100 feet west of First Avenue, a line midway between East 14th Street and East 15th Street, Second Avenue, East 17th Street, and a line 100 feet east of Second Avenue;
5. changing from an R7-2 District to an R8B District property bounded by:
  - a) a line midway between East 21st Street and East 22nd Street, a line 100 feet west of First Avenue, a line midway between East 19th Street and East 20th Street, and a line 100 feet east of Second Avenue;
  - b) East 20th Street, a line 100 feet west of Third Avenue, East 18th Street, Irving Place, a line midway between East 19th Street and East 20th Street, and the southerly prolongation of Gramercy Park East; and
  - c) a line midway between East 21st Street and East 22nd Street, a line 100 feet west of Second Avenue, East 19th Street, and a line 100 feet east of Third Avenue;
6. changing from an R8 District to an R7B District property bounded by East 32nd Street, a line 100 feet west of Second Avenue, a line midway between East 29th Street and East 30th Street, and a line 100 feet east of Third Avenue;
7. changing from an R8 District to an R8A District property bounded by East 18th Street, a line 100 feet east of Irving Place, East 15th Street, Irving Place, a line midway between East 16th Street and East 17th Street, and a line 100 feet west of Irving Place;



8. changing from an R8 District to an R8B District property bounded by:
- a) a line midway between East 33rd Street and East 34th Street, a line 100 feet west of First Avenue, East 33rd Street, and a line 125 feet east of Second Avenue;
  - b) a line midway between East 33rd Street and East 34th Street, a line 100 feet west of Second Avenue, East 32nd Street, and a line 100 feet east of Third Avenue;
  - c) a line midway between East 29th Street and East 30th Street, a line 100 feet west of Second Avenue, a line midway between East 24th Street and East 25th Street, and a line 100 feet east of Third Avenue;
  - d) a line midway between East 33rd Street and East 34th Street, a line 100 feet west of Third Avenue, East 26th Street, and a line 100 feet east of Lexington Avenue;
  - e) East 18th Street, a line 100 feet west of Third Avenue, East 15th Street, and a line 100 feet east of Irving Place; and
  - f) a line midway between East 19th Street and East 20th Street, Irving Place, East 18th Street, a line 100 feet west of Irving Place, a line midway between East 16th Street and East 17th Street, and a line 100 feet east of Park Avenue South;
9. changing from an R8 District to a C1-9 District property bounded by:
- a) a line midway between East 34th Street and East 35th Street, line 100 feet west of Second Avenue, a line midway between East 33rd Street and East 34th Street, and a line 100 feet east of Third Avenue; and
  - b) a line midway between East 34th Street and East 35th Street, First Avenue, East 33rd Street, a line 100 feet west of First Avenue, a line midway between East 33rd Street and East 34th Street, a line 200 feet east of Second Avenue, East 34th Street, and Tunnel Entrance Street;
10. changing from an R8 District to a C1-9A District property bounded by a line midway between East 23rd Street and East 24th Street, First Avenue, East 23rd Street, and a line 100 feet west of First Avenue;
11. changing from an R9 District to an R9A District property bounded by:
- a) East 22nd Street, a line 100 feet west of Third Avenue, East 20th Street, Gramercy Park West, East 21st Street, and a line 100 feet east of Park Avenue South; and

- b) a line midway between East 21st Street and East 22nd Street, a line 100 feet east of Second Avenue, East 17th Street, and a line 100 feet west of Second Avenue;
12. changing from an R9 District to a C1-9 District property bounded by a line midway between East 34th Street and East 35th Street, Second Avenue, a line midway between East 33rd Street and East 34th Street, and a line 100 feet west of Second Avenue;
  13. changing from a C1-7 District to a C1-6A District property bounded by:
    - a) a line midway between East 22nd Street and East 23rd Street, First Avenue, East 18th Street, and a line 100 feet west of First Avenue; and
    - b) East 16th Street, First Avenue, East 15th Street, and a line 100 feet west of First Avenue;
  14. changing from a C1-7 District to a C1-8 District property bounded by East 18th Street, First Avenue, a line midway between East 17th Street and East 18th Street, and a line 100 feet west of First Avenue;
  15. changing from a C1-7 District to a C1-9A District property bounded by East 23rd Street, First Avenue, a line midway between East 22nd Street and East 23rd Street, and a line 100 feet west of First Avenue;
  16. changing from a C1-8 District to a C1-8A District property bounded by a line midway between East 33rd Street and East 34th Street, Second Avenue, a line midway between East 23rd Street and East 24th Street, and a line 100 feet west of Second Avenue;
  17. changing from a C1-8 District to a C6-2A District property bounded by East 33rd Street, a line 100 feet east of Lexington Avenue, East 26th Street, Lexington Avenue, East 27th Street, and a line 100 feet west of Lexington Avenue;
  18. changing from a C1-9 District to a C1-9A District property bounded by a line midway between East 21st Street and East 22nd Street, a line 100 feet east of Third Avenue, East 15th Street, and a line 100 feet west of Third Avenue;
  19. changing from a C5-2 District to an R9A District property bounded by a line midway between East 22nd Street and East 23rd Street, a line 100 feet west of Third Avenue, East 22nd Street, and a line 100 feet east of Park Avenue South;
  20. changing from a C5-2 District to a C2-8A District property bounded by a line midway between East 23rd Street and East 24th Street, Third Avenue, a line midway between East 21st Street and East 22nd Street, a line 100 feet west of

Third Avenue, a line midway between East 22nd Street and East 23rd Street, and a line 100 feet east of Lexington Avenue;

21. changing from a C5-2 District to a C6-4A District property bounded by East 32nd Street, a line 150 feet east of Park Avenue South, a line midway between East 23rd Street and East 24th Street, a line 100 feet west of Lexington Avenue, East 24th Street, a line 100 feet east of Lexington Avenue, a line midway between East 22nd Street and East 23rd Street, a line 100 feet east of Park Avenue South, East 17th Street, a line 100 feet west of Park Avenue South, a line 131 feet south of East 19th Street, Park Avenue South, East 19th Street, a line 100 feet west of Park Avenue South, East 22nd Street, Park Avenue South, East 27th Street, and a line 100 feet west of Park Avenue South;
22. changing from a C6-1 District to an R8A District property bounded by:
  - a) a line midway between East 22nd Street and East 23rd Street, a line 100 feet west of Second Avenue, a line midway between East 21st Street and East 22nd Street, and a line 100 feet east of Third Avenue; and
  - b) a line midway between East 16th Street and East 17th Street, Irving Place, East 15th Street, and a line 100 feet west of Irving Place;
23. changing from a C6-1 District to an R8B District property bounded by:
  - a) a line midway between East 22nd Street and East 23rd Street, a line 100 feet west of First Avenue, a line midway between East 21st Street and East 22nd Street, and a line 100 feet east of Second Avenue; and
  - b) a line midway between East 24th Street and East 25th Street, a line 100 feet west of Second Avenue, a line midway between East 23rd Street and East 24th Street, and a line 100 feet east of Third Avenue,
24. changing from a C6-1 District to a C1-9A District property bounded by a line midway between East 23rd Street and East 24th Street, a line 100 feet west of First Avenue, a line midway between East 22nd Street and East 23rd Street, and a line 100 feet east of Second Avenue;
25. changing from a C6-1 District to a C2-8A District property bounded by a line midway between East 23rd Street and East 24th Street, a line 100 feet west of Second Avenue, a line midway between East 22nd Street and East 23rd Street, and a line 100 feet east of Third Avenue;
26. changing from a C6-1 District to a C4-5A District property bounded by East 32nd Street, a line 100 feet west of Lexington Avenue, East 25th Street, and a line 150 feet east of Park Avenue South;

27. changing from a C6-1 District to a C6-2A District property bounded by:
- a) a line midway between East 16th Street and East 17th Street, a line 100 feet west of Irving Place, East 15th Street, and a line 100 feet east of Union Square East; and
  - b) East 25th Street, a line 100 feet west of Lexington Avenue, a line midway between East 23rd Street and East 24th Street, and a line 150 feet east of Park Avenue South;
28. changing from a C6-3 District to a C6-2A District property bounded by East 27th Street, Lexington Avenue, East 26th Street, a line 100 feet east of Lexington Avenue, East 25th Street, and a line 100 feet west of Lexington Avenue; and
29. changing from a C6-3 District to a C6-3A District property bounded by:
- a) East 26th Street, a line 100 feet west of Third Avenue, East 25th Street, and a line 100 feet east of Lexington Avenue; and
  - b) East 24th Street, a line 100 feet west of Third Avenue, a line midway between East 23rd Street and East 24th Street, and a line 100 feet east of Lexington Avenue;
30. changing from a C6-4 District to a C2-8 District property bounded by a line midway between East 24th Street and East 25th Street, a line 100 feet east of Third Avenue, East 24th Street, and a line 100 feet west of Third Avenue; and
31. changing from a C6-4 District to a C2-8A District property bounded by East 24th Street, a line 100 feet east of Third Avenue, a line midway between East 21st Street and East 22nd Street, Third Avenue, a line midway between East 23rd Street and East 24th Street, and a line 100 feet west of Third Avenue;

as shown on a diagram (for illustrative purposes only) dated February 6, 1995 and subject to the conditions of CEQR Declaration E-62.

(On May 10, 1995, Cal. No. 3, the Commission scheduled May 24, 1995 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**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 zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1099	48	622 West 52nd Street
690	54	540 West 19th Street

(On May 10, 1995, Cal. No. 4, the Commission scheduled May 24, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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Nos. 18 and 19

*(Applications for an amendment to the Zoning Resolution concerning the Special Battery Park City District and acquisition of property to facilitate the development of a public school in Battery Park City)*

No. 18

[Amendment to Article VIII, Chapter 4, Special Battery Park City District of the Zoning Resolution, to facilitate the development of a public school on Block 22 in the North Residential Neighborhood; to expand retail overlay along North End Avenue; to modify a mandatory streetwall requirement in the North Residential Neighborhood; and to modify the mandatory streetwall requirement for Blocks 3 and 12 in the South Residential Neighborhood.]

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Battery Park City Authority pursuant to Sections 200 and 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article VIII, Chapter 4, Special Battery Park City District, Sections 84-024, 84-025, 84-21, 84-22, 84-23, and appendices 2.1, 2.2, 3.1, 3.2, and 3.3, as follows:

Matter in ~~Gray tone~~ is new, to be added;

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

Matter within ## is defined in the Special Battery Park City District or Section 12-10

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

\* \* \*

#### 84-024

##### Mandatory front building wall lines

"Mandatory front building wall lines" are imaginary lines extending through Zone A of the ~~#Special Battery Park City District#~~ which, except as shown in the Zone A District Plan in Appendix 2.1 and in Appendix 3.1, coincide with ~~#street lines#~~ and with which building walls must generally coincide, as provided in Section 84-22 (~~Required Building Walls~~). ~~The height of required building walls along the #mandatory front building wall lines# shall be 60 to 85 feet or 110 to 135 feet or 150 to 250 feet, as shown in the Zone A District Plan in Appendix 2.1 and Appendix 3.1, and such walls are hereinafter referred to as "mandatory front building walls."~~

#### 84-025

##### Special height locations

"Special height locations" are designated areas on certain ~~#zoning lots#~~ in Zone A of the ~~#Special Battery Park City District#~~ upon which a ~~#development#~~ or ~~#enlargement#~~, or portion thereof, may be built to a height of up to 400 feet ~~the maximum height above #curb level# indicated in Appendix 2.2 and Appendix 3.2 in accordance with Section except as provided in Sections 84-22 and 84-23 (Limited Height of Buildings).~~

~~#Special height locations# are indicated in the Zone A District Plan in Appendix 2.2 and Appendix 3.2.~~

\* \* \*

#### 84-21

##### Floor Area Regulations

Notwithstanding any other provisions of this Resolution, the permitted ~~#floor area ratio#~~ for any ~~#development#~~ or ~~#enlargement#~~ on a ~~#zoning lot#~~ in subzones A-1 and A-5 shall not exceed 12.0, and in subzones A-2, A-3 and A-6 shall not exceed 8.0. ~~However, within sub-zone A-6, the #floor area ratio# for the #zoning lot# on the southeast corner of Chambers Street and North End Avenue may be increased from 8.0 to a maximum of 12.0, provided that such additional #floor area# is occupied by a #school#.~~

~~The #bulk# of any #development# or #enlargement# on a #zoning lot# in subzone A-2 is further limited by the height regulations set forth in Section 84-23 (Limited Height of Buildings).~~

The #floor area# bonus provisions with respect to R10 Districts shall not apply.

The provisions of Section 23-22 (Required Lot Area per Dwelling Unit, Lot Area per Room or Floor Area per Room) shall not apply. For every 300 square feet of gross #residential floor area# provided within any #building#, there shall be no more than one #room#. The minimum #floor area# contained within any #dwelling unit# shall not be less than 550 square feet.

## 84-22

### Required Building Walls

Where the Zone A District Plan in Appendix 2.1 or Appendix 3.1 shows a requirement for a #development# to be built to a #mandatory front building wall line#, any such #development# shall have a mandatory front building wall coincident with and constructed along such #mandatory front building wall line#, which shall rise without setback for a height above #curb level# not less nor more than the amount specified in the regulations of this Section except that, at building entrances, openings below the second #story# ceiling in mandatory front building walls will be permitted to provide access to courtyards.

- (a) Except as set forth in paragraph (d) of this Section, with respect to any 60-85 foot #mandatory front building wall line# shown in the Zone A District Plan in Appendix 2.1, a height of not less than 60 feet nor more than 85 feet.
- (b) With respect to any 110-135 foot #mandatory front building wall line# shown in the Zone A District Plan in Appendix 2.1 ~~and Appendix 3.1~~, a height of not less than 110 feet nor more than 135 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above #curb level#. ~~For the parcels fronting on North End Avenue between Murray Street and Park Place West, a setback shall be provided at a height of not less than 60 feet and not more than 85 feet, to a depth of 20 feet, for that portion of the parcel that extends beyond the #mandatory front building wall line#.~~
- (c) On the portion of any #zoning lot# designated as a #special height location# in the Zone A District Plan in Appendix 2.2, a height of not less than the otherwise applicable amount set forth in paragraphs (a) or (b) of this Section and not more than 400 feet, ~~the maximum height indicated in Appendix 2.2 or in Section 84-23(c)(1).~~ ~~except that for any #development# south of First Place and east of Battery Place, with a mandatory front building wall, the area of which below the level of the second #story# ceiling occupies 100 percent~~

~~of the frontage, along its #mandatory front building wall line#, a height of not more than 450 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above #curb level#.~~

\* \* \*

## 84-23

### Limited Height of Buildings

No portion of any #building or other structure# may be built to a height greater than 85 feet above #curb level#, except that:

- (a) any portion of a #building# required to have an exterior wall coincident with a 110-135 foot #mandatory front building wall line#, as provided in Section 84-22 (Required Building Walls), may be built to a height of up to 135 feet above #curb level#;
- (b) portions of a #building# required to have an exterior wall coincident with a 150-250 foot #mandatory front building wall line#, as provided in Section 84-22 (Required Building Walls), may be built to a height of up to 250 feet above #curb level#;
- (c) on the portion of any #zoning lot# designated as a #special height location# in the Zone A District Plan in Appendix 2.2 and Appendix 3.2, a #building# may be built to a ~~the height of up to 400 feet or 320 feet above curb level indicated in Appendix 2.2 or Appendix 3.2, subject to the following:~~

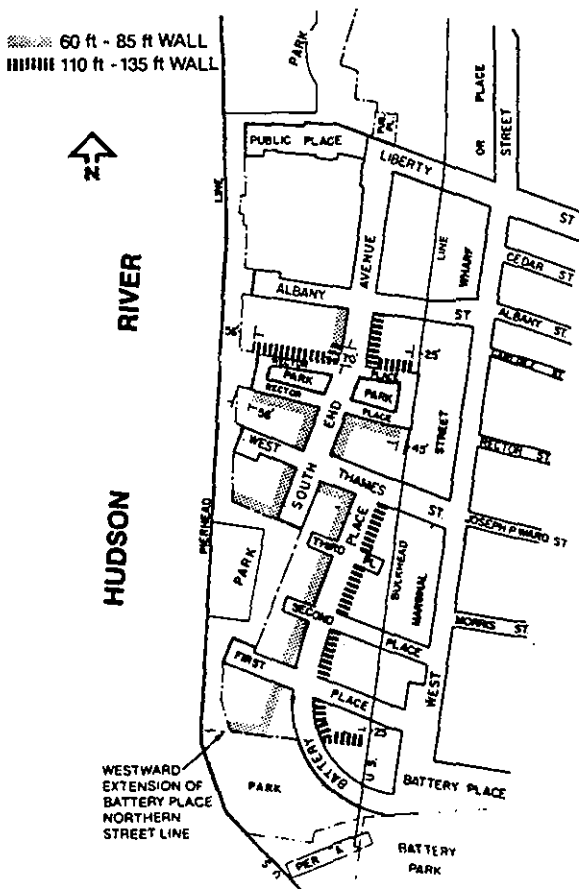
~~(1) on any #development# south of First Place and east of Battery Place, with a mandatory front building wall, the area of which, below the level of the second story ceiling, occupies 100 percent of the frontage along its #mandatory front building wall line#, a height of not more than 450 feet, provided, however, that a setback of not more than 10 feet may be provided in a height of 85 feet or more above #curb level#;~~

~~(2) on the #zoning lot# at the southeast corner of Chambers Street and North End Avenue, the #special height location# indicated in Appendix 3.2 shall apply only if such #zoning lot# is occupied by #school# and residential #uses# and the portion of the #building# above a height of 135 feet above #curb level# does not exceed a #lot coverage# of 40 percent.~~

\* \* \*

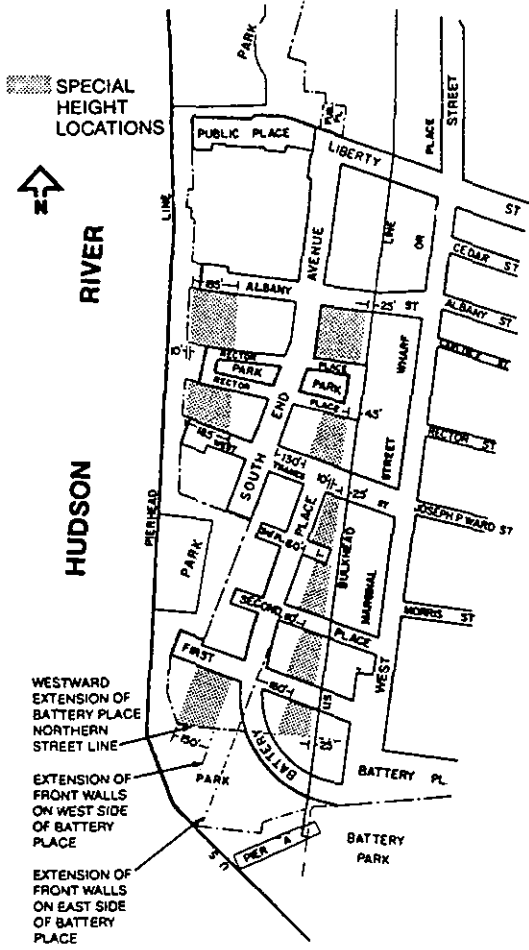


## APPENDIX 2.1 Special Battery Park City District Mandatory Front Building Walls



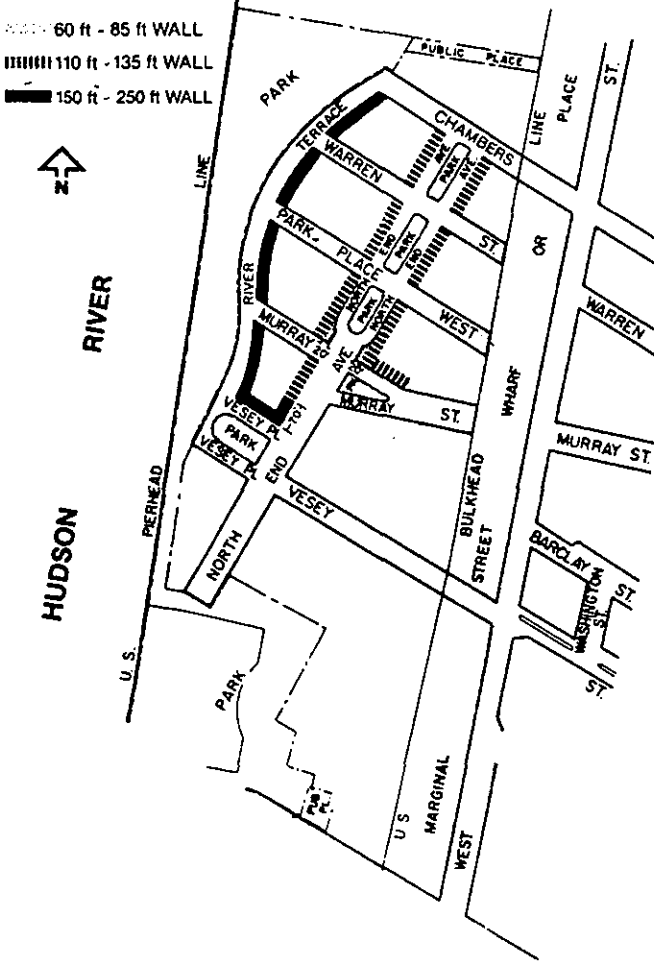
Existing map to be deleted

**APPENDIX 2.2**  
**Special Battery Park City District**  
**Special Height Locations**



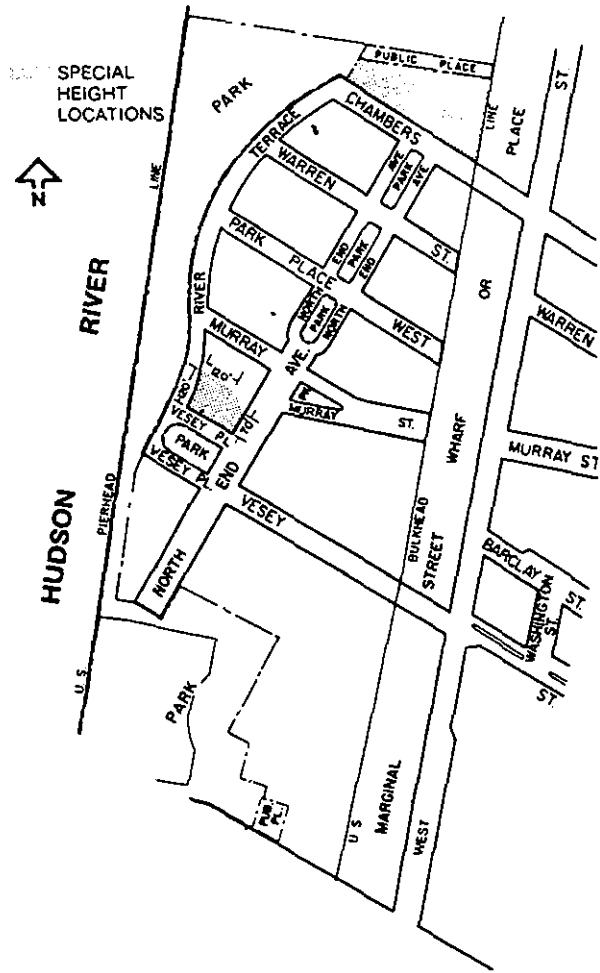
Existing map, to be deleted

### APPENDIX 3.1 Special Battery Park City District Mandatory Front Building Walls



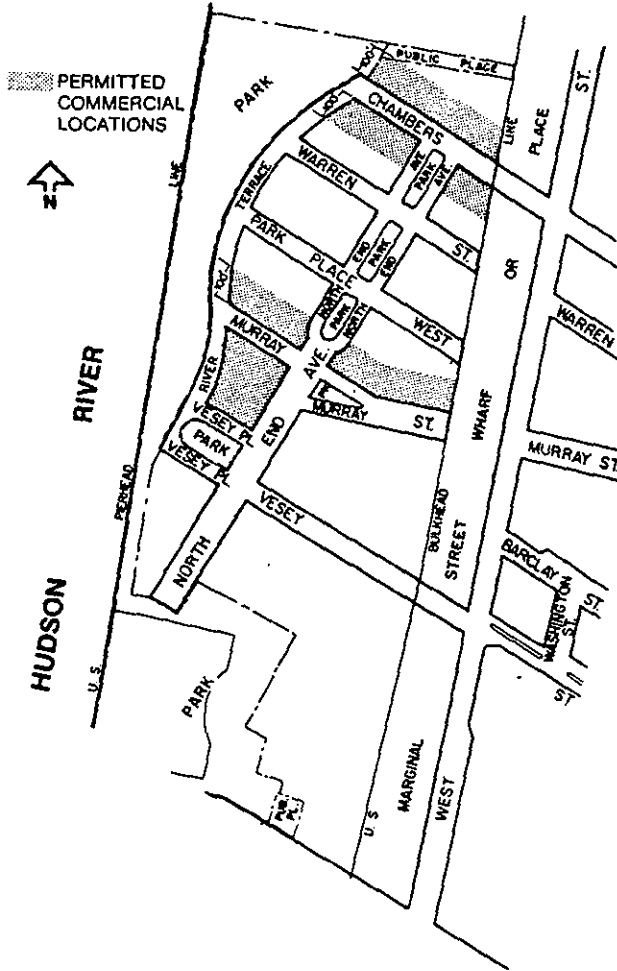
Existing map, to be deleted

### APPENDIX 3.2 Special Battery Park City District Special Height Locations




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### APPENDIX 3.3 Special Battery Park City District Permitted Commercial Locations



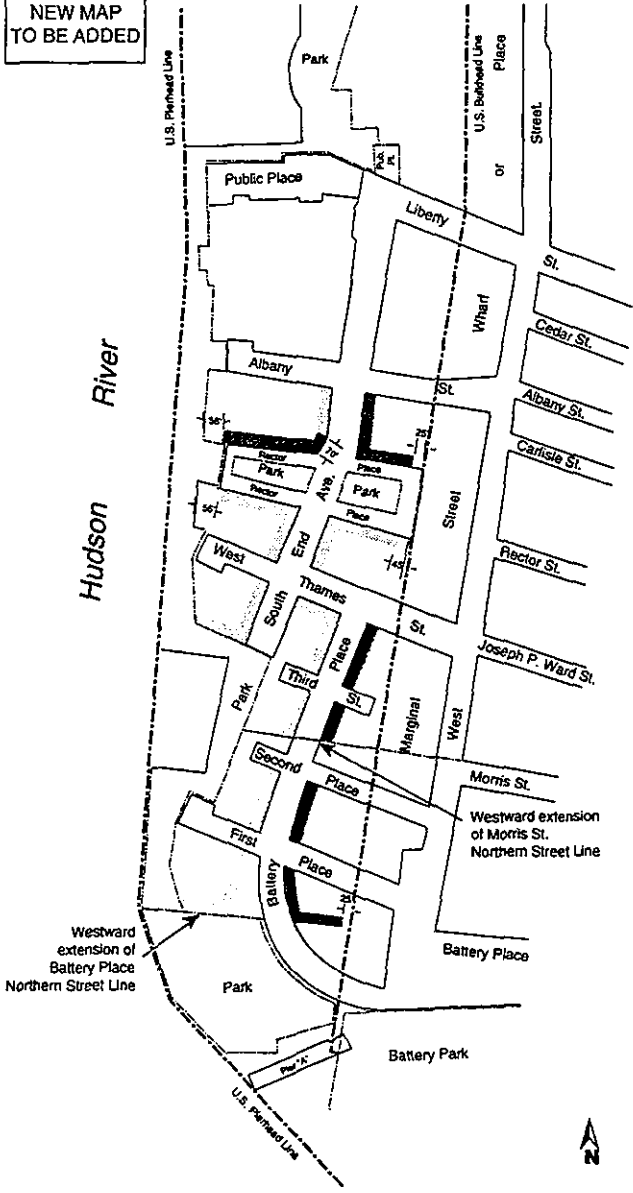
Existing map, to be deleted

Special Battery Park City District  
Mandatory Front Building Walls

 60 - 85 ft. Wall

 110 - 135 ft. Wall

NEW MAP  
TO BE ADDED



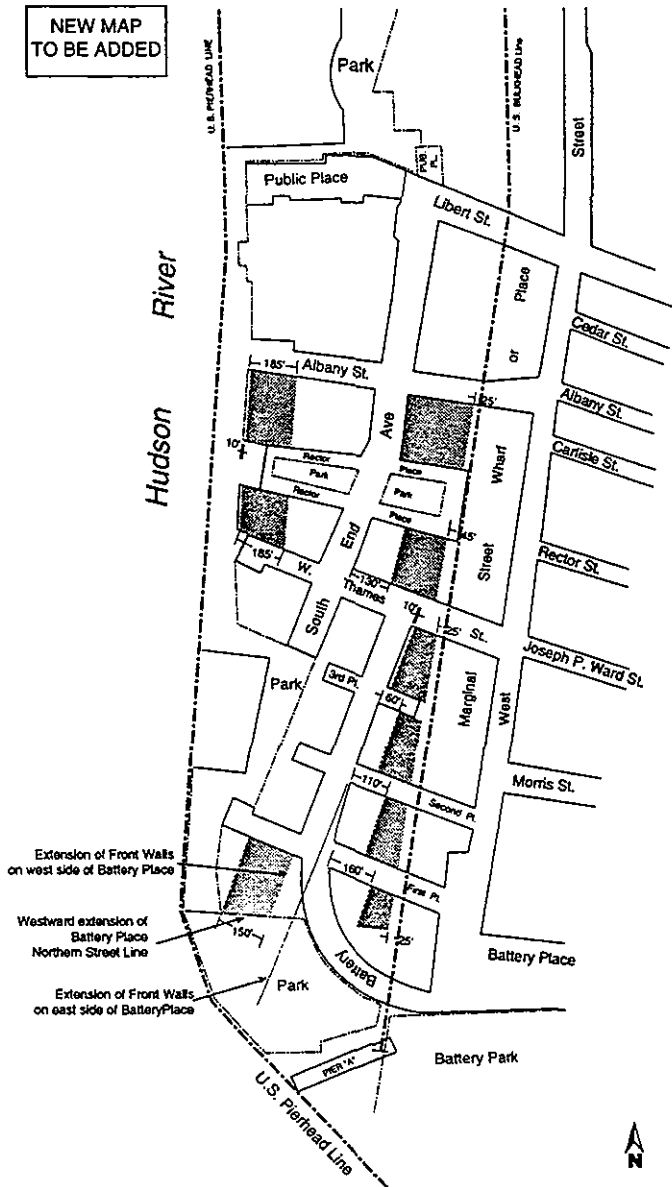
Westward extension of Battery Place Northern Street Line

Westward extension of Morris St. Northern Street Line



APPENDIX 2.2  
 Special Battery Park City District  
 Special Height Locations

SPECIAL  
 HEIGHT  
 LOCATIONS  
 400' ~~400'-0"~~

NEW MAP  
 TO BE ADDED

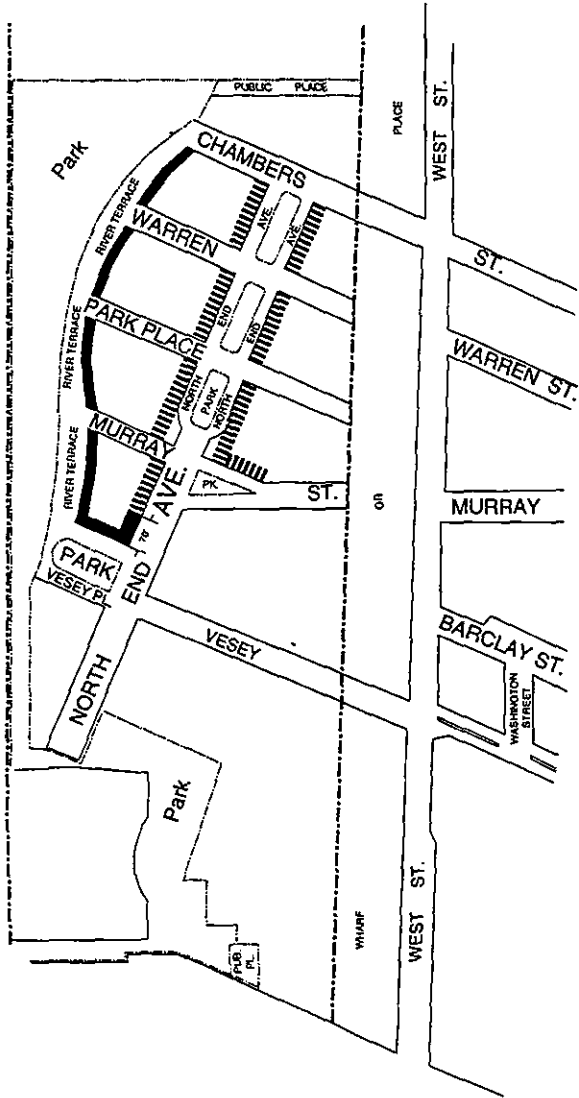


**APPENDIX 3.1**  
Special Battery Park City District  
Mandatory Front Building Walls

 110ft - 135ft WALL  
 150ft - 250ft WALL

NEW MAP  
TO BE ADDED

HUDSON RIVER





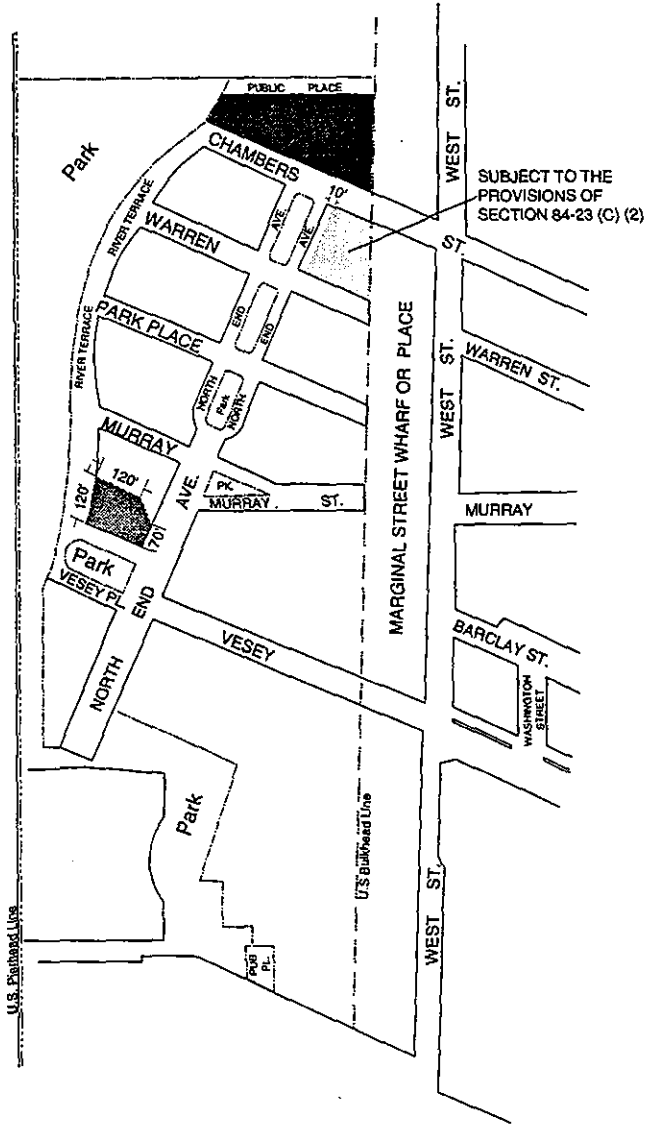
APPENDIX 3.2  
Special Battery Park City District  
Special Height Locations

SPECIAL  
HEIGHT  
LOCATIONS

-  270'
-  320'
-  400'

NEW MAP  
TO BE ADDED

HUDSON RIVER

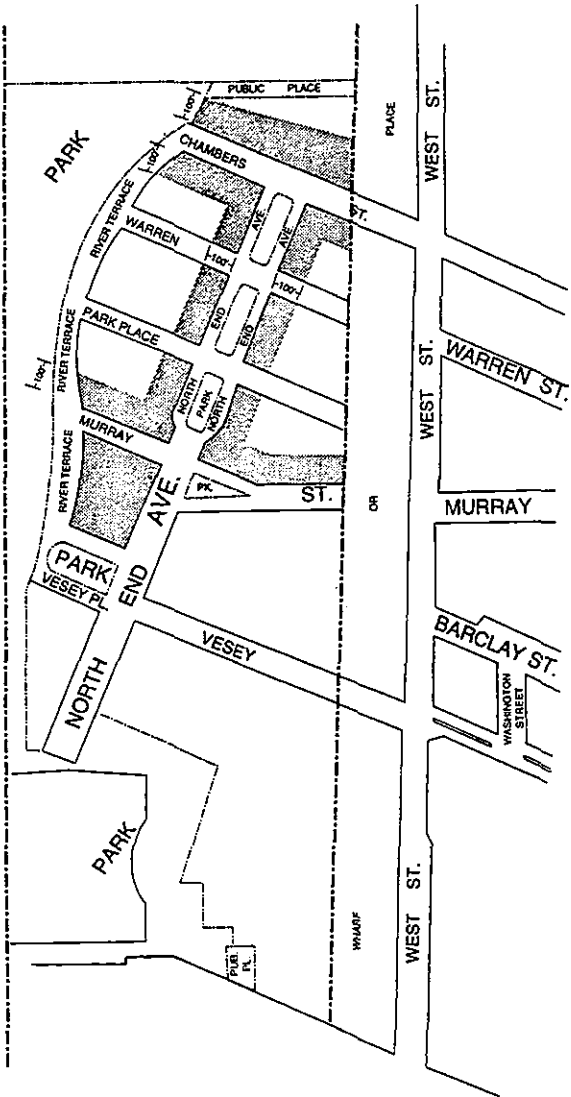


APPENDIX 3.3  
Special Battery Park City District  
Permitted Commercial Locations

PERMITTED  
COMMERCIAL  
LOCATIONS

NEW MAP  
TO BE ADDED

HUDSON RIVER



(On May 10, 1995, Cal. No. 5, the Commission scheduled May 24, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 1

C 950180 PQM

**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 acquisition of property located at North End Avenue (Battery Park City Site 22) between Chambers Street and Warren Street (Block 16, Lot 3), for use as a school.

(On May 10, 1995, Cal. No. 6, the Commission scheduled May 24, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 20

CD 8

N 950412 BDM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Business Services on behalf of the Madison Avenue Merchants Association, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning the District Plan for the Madison Avenue Business Improvement District. The preparation of the Plan was authorized by the Mayor on August 26, 1994.

The district plan is on file with the City Planning Commission and may be seen in Room 4N, 22 Reade Street, New York, New York 10007.

(On May 10, 1995, Cal. No. 7, the Commission scheduled May 24, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF QUEENS****No. 21****CD 7****C 950087 PCQ****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Cultural Affairs 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 35-23/25 Linden Place (Block 4960, Lot 3, 4, and 63), for use as an accessory parking lot.

(On May 10, 1995, Cal. No. 8, the Commission scheduled May 24, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 22****CD 13****C 940528 PPQ****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:

1. **One (1) city-owned property, located at 116-17 208th Street (Block 11081, Lot 105), pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning.**
2. **One (1) city-owned property, located on the east side of Francis Lewis Boulevard, 94.47 feet north of Jamaica Avenue (Block 10539, Lot 11), pursuant to zoning.**

(On May 10, 1995, Cal. No. 9, the Commission scheduled May 24, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 23

CD 7

C 950123 PPQ

**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 35-15 Farrington Street (Block 4959, Lot 9), pursuant to zoning.

(On May 10, 1995, Cal. No. 10, the Commission scheduled May 24, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 24

CD 12

N 950405 BDQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Business Services on behalf of the 180th Street Business Improvement District Management Association, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning the **District Plan for the 180th Street Business Improvement District**. The preparation of the Plan was authorized by the Mayor on August 1, 1994.

The district plan is on file with the City Planning Commission and may be seen in Room 4N, 22 Reade Street, New York, New York 10007.

(On May 10, 1995, Cal. No. 11, the Commission scheduled May 24, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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**III. REPORTS**

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**BOROUGH OF BROOKLYN**

No. 25

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.

(On April 12, 1995, Cal. No. 1, the Commission scheduled April 26, 1995 for a public hearing. On April 12, 1995, Cal. No. 5, the hearing was closed.)

**For consideration.**

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No. 26

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.

(On April 12, 1995, Cal. No. 2, the Commission scheduled April 26, 1995 for a public hearing. On April 26, 1995, Cal. No. 6, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

No. 27

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.

(On April 12, 1995, Cal. No. 4, the Commission scheduled April 26, 1995 for a public hearing. On April 26, 1995, Cal. No. 11, the hearing was closed.)

**For consideration.**

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**Nos. 28 and 29**

*(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. 28**

**(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 ~~Greyton~~ 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 #manufacturing uses# in Areas A1, B1, and B2, and to the #bulk# requirements regulations of the underlying zoning district 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#.~~
- (c) 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#:~~

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

~~(ii) all Use Group 16B #uses#, except #automotive service stations# by special permit pursuant to Section 73-21 (Automotive Service Stations);~~

~~(iii) 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 8A #uses#;~~

~~(ii) all Use Group 8D #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 ~~the~~ 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 uses 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#reas 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 walls# 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

\* \* \*

**(0) 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 7.52.

**(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 Section 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 dwellings# 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(b) 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

\* \* \*

111-46

**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 #use#.

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

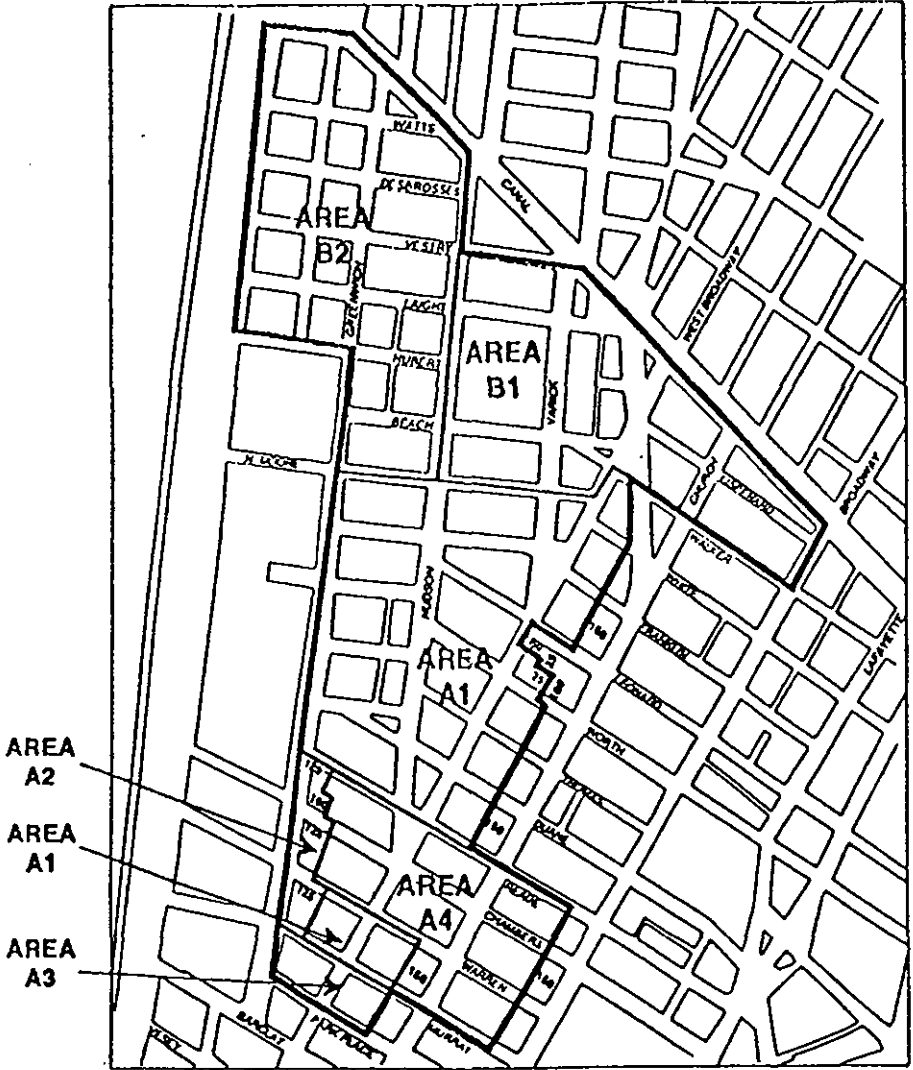
- (a) such #development#, #enlargement#, #expansion#, or change of #use# is so located as not to impart the essential character or the future use of or development of the surrounding area; and
- (b) the #streets# providing access to the facility will be adequate to handle the traffic generated by such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

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

(On April 12, 1995, Cal. No. 5, the Commission scheduled April 26, 1995 for a public hearing. On April 26, 1995, Cal. No. 13, the hearing was closed.)

For consideration.

## No. 29

CD 1

C 940309 ZMM

**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.

(On April 12, 1995, Cal. No. 6, the Commission scheduled April 26, 1995 for public hearing. On April 26, 1995, Cal No. 14, the hearing was closed.)

**For consideration.**

---

## BOROUGH OF QUEENS

No. 30

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.

(On April 12, 1995, Cal. No. 7, the Commission scheduled April 26, 1995 for public hearing. On April 26, 1995, Cal. No. 15, the hearing was closed.)

**For consideration.**

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CD 7

N 950410 HKQ

*House*

**IN THE MATTER OF** a communication, dated March 31, 1995, from the Chairman of the Landmarks Preservation Commission regarding the **landmarking of the Lewis H. Latimer located at 34-41 137th Street (Block 4953, Lot 1)**, designated by the Landmarks Preservation Commission on March 24, 1995 (List No. 262).

**For consideration.**

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CD 5

N 950411 HKQ

**IN THE MATTER OF** a communication, dated March 31, 1995, from the Chairman of the Landmarks Preservation Commission regarding the **landmarking of the Adrian and Ann Onderdonk House located at 1820 Flushing Avenue, (Block 3412, Lot 1)**, designated by the Landmarks Preservation Commission on March 21, 1995 (List No. 262).

**For consideration.**

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## BOROUGH OF STATEN ISLAND

**(Request for the grant of authorizations and certification to permit the construction of one single-family residence on a parcel of property within the Special Natural Area District (NA-3) of Staten Island.)**

CD 1

N 940053 ZAR

**IN THE MATTER OF** an application submitted by Dennis D. Dell'Angelino for the **grant of authorizations, pursuant to Sections 105-421, 105-423 and 105-424 of the Zoning Resolution, and for certification, pursuant to Section 105-30 of the Zoning Resolution, involving modification of topography, alteration of botanic environment, alteration of other natural features (steep slope) and special provisions for planting (waiver of tree planting requirements) to allow the construction of a one-family residence on property located on the east side of Harbor View Place East, 0 feet north of Harbor View Place South, (Block 2833, Lot 1) within the Special Natural Area District (NA-3).**



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.

(On May 10, 1995, Cal. No. 30, the item was laid over.)

**For consideration.**

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No. 34

*(Application for the grant of authorizations to allow an accessory group parking facility for 1080 spaces in a C4-1 District)*

CD 2

N 920122 ZAR

**IN THE MATTER OF** an application submitted by Fox Hill II, Inc., for the grant of authorizations pursuant to Section 36-023 of the Zoning Resolution, to allow an accessory group parking facility of 1080 spaces, a reduction of the parking requirement of Section 36-21 (General Provisions) by 30.8 percent, to 1080 spaces in a commercial development in excess of 4 acres in a C4-1 District located at 2875 Richmond Avenue (Block 2460, Lot 98).

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.**

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No. 35

*(Application for the grant of authorizations and modification of a previously approved restrictive declaration to allow an accessory group parking facility for 808 spaces in a C4-1 District)*

CD 2

N 930150 ZAR  
N 950413 ZMR

**IN THE MATTER OF** an application submitted by Epsilon Properties, for the grant of authorizations pursuant to Section 36-023 of the Zoning Resolution, to allow an accessory group parking facility of 808 spaces in a commercial development in excess of 4 acres in a C4-1 District, and the modification of a previously approved (CP-22463) restrictive declaration involving planting and curb cut restrictions on property located at 2901 Richmond Avenue (Block 2359, Lot 300).

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.**

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