

DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JULY 12, 1995
10:00 A.M. IN SPECTOR 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 940189 POK	3	Scheduled to be Heard 7/26/95	23	C 950185 DMM	8	Hearing Closed
2	C 950492 ZSK	2	" "	24	C 950186 DMM	5	Hearing Continued
3	C 950326 HAM	11	" "	25	C 950252 ZSM	4	Hearing Closed
4	C 950219 ZSM	7	" "	26	C 940719 PQQ	5	" "
5	C 940534 PCQ	14	" "	27	C 950297 ZMQ	8	" "
6	N 950402 ZRQ	2	" "	28	C 940193 PQQ	1	" "
7	N 950404 ZRQ	1,2	" "	29	C 940691 PCR	2	" "
8	C 950403 ZMQ	1,2	" "	30	C 950122 DMX	12	Favorable Report Adopted
9	C 950209 ZSQ N O T I C E	1	" "	31	C 940295 HDK	2	" "
10	N 950384 ZRY	CW	" "	32	C 940296 HDK	2	" "
11	C 930321 POX	6	Hearing Closed	33	C 940554 PSK	5	" "
12	C 920585 ZMX	12	" "	34	C 950332 PCK	7	" "
13	C 930318 POX	5	" "	35	C 950169 ZSM	1	" "
14	C 860722 MMX	5	" "	36	C 940304 ZMM	5,6	" "
15	C 940241 PPX	5	" "	37	C 950124 PPQ	12	" "
16	C 930248 POX	1	" "	38	C 950199 DMQ	9	" "
17	C 940143 PPX	12	" "	39	N 950539 HKQ	3,4 6-9	Forward Report to City Council
18	C 950319 ZSK N O T I C E	7	Hearing Continued	40	N 920633 ZAQ	2	Authorization Approved
19	C 950170 PPK	3	Hearing Closed	41	C 940531 PPR	1	Favorable Report Adopted
20	C 950178 PCK	5	" "	42	N 950342 ZRR	3	" "
21	N 950015 NPK	6	" "	43	C 950341 ZMR	3	" "
22	C 950114 ZSM	7	" "	44	N 950550 HKR	3	Forward Report to City Council

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers																	
		30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47
Joseph B. Rose, <i>Chairman</i>	P	Y	Y	Y	Y	Y	Y	Y	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	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	Y	Y	Y	Y	Y	Y	Y
Irwin Cantor, <i>P.E.</i>	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y	Y
Maxine Griffith	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
William Grinker	P	Y	Y	Y	Y	Y	Y	Y	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	Y	Y	Y	Y	Y	Y	Y
Edward T. Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Ronald Shiffman, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Jacob B. Ward, Esq., <i>Commissioners</i>	A																		

DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JULY 12, 1995
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Lois McDaniel, Calendar Officer
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 (212) 720-3370

CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO.	C.P.C. ACTION
45	N 950551 HKR	3	Forward Report to City Council	67			
46	N 950552 HKR	3	" "	68			
47	N 950159 ZAR	2	Authorization Approved	69			
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COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD: Calendar Numbers												In Favor - Y	Oppose - N	Abstain - AB		
Joseph B. Rose, <i>Chairman</i>																			
Victor G. Alicea, <i>Vice Chairman</i>																			
Amanda M. Burden, <i>A.I.C.P.</i>																			
Irwin Cantor, <i>P.E.</i>																			
Alexander Garvin																			
Anthony I. Giacobbe, <i>Esq.</i>																			
Maxine Griffith																			
William Grinker																			
Brenda Levin																			
Edward T. Rogowsky																			
Ronald Shiffman, <i>A.I.C.P.</i>																			
Jacob B. Ward, <i>Esq., Commissioners</i>																			

MEETING ADJOURNED AT:

Only copy

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JULY 12, 1995

MEETING AT 10:00 A.M.
in
SPECTOR HALL, 22 READE STREET
MANHATTAN



Rudolph W. Giuliani, Mayor

City of New York

[No. 13]

Prepared by Lois McDaniel, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

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

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

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

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

B
CITY PLANNING COMMISSION

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

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

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

ORDER OF BUSINESS AND INDEX

WEDNESDAY, JULY 12, 1995

Roll Call; approval of minutes	1
I. Scheduling July 26, 1995	1
II. Public Hearings	49
III. Reports	63

**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 July 26, 1995, in City Hall, Room 16, Manhattan, New York at 10:00 a. m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position:

Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

D

NOTICE

ADULT USES ZONING TEXT AMENDMENT HEARING

* * *

THE PUBLIC HEARING ON THE ADULT USES TEXT
WILL BE HELD DURING THE REGULAR PUBLIC
MEETING WHICH BEGINS AT 10:00 A.M.
ON JULY 26, 1995. THE HEARING ON THE ADULT
USES ZONING TEXT AMENDMENT WILL LIKELY
BEGIN AFTER 11:00 A.M. AND WILL ADJOURN
AT 6:00 P. M.

PLEASE NOTE THAT THE ABOVE PUBLIC HEARING
WILL THEN CONTINUE ON THURSDAY, JULY 27, 1995
AT 5:30 P.M. IN CITY HALL, 2ND FLOOR.

SEE SCHEDULING SECTION OF THE CALENDAR
ON PAGES 38-48 FOR THE
TEXT OF THE ZONING AMENDMENT

WEDNESDAY, JULY 12, 1995

APPROVAL OF MINUTES OF Regular Meeting of June 21, 1995
and Special Meeting of June 19, 1995

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

BOROUGH OF BROOKLYN

No. 1

CD 3

C 940189 POK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services, pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 1131 Bedford Avenue (Block 1817, Lot 8) for continued use as a section station.

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

No. 2

CD 2

C 950492 ZSK

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of Waterfront Realty 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 permit modification of the use regulations to allow the conversion of a vacant existing 3 story warehouse to residential use with ground floor retail uses (Use Group 6) and accessory parking in a manufacturing zone on property located at 4-12 Water Street (Block 35, Lot 16), within the Fulton Ferry Historic District, in an M2-1 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 July 26, 1995 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

CD 11

C 950326 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 421-435 East 116th Street, (Block 1710, Lots 12, 14, and 15) located on the north side of East 116th Street, between First and Pleasant avenues, 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 Mount Pleasant Housing Development Fund Company, Inc.

Approval of this application would **facilitate the construction of one 9-story elevator building, tentatively known as Mount Pleasant Housing, providing 62 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.**

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

 No. 4

CD 7

C 950219 ZSM

IN THE MATTER OF an application submitted by the Landmarks Preservation Commission on behalf of Golden Gate Co. 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 modify:

- a. Section 22-10 (Uses Permitted As-Of-Right) to allow Use Group 5A (Transient Accommodations) and Use Group 6B (Offices) uses; and
- b. the applicable provisions of Section 23-22 (Required Lot Area per Dwelling Unit, Lot Area per Room or Floor Area per Room), including Sections 22-223 (In R6,R7, R8, R9 or R10 Districts) and Section 23-25 (Special Provisions for Buildings Used partly for Non-Residential Uses), and Section 54-30 (Enlargements or Conversions), including Sections 54-31 and 54-311;

to allow the conversion of dwelling units to Use Group 6 professional offices and Use Group 5 transient hotel rooms in an existing 15 story and penthouse building located at 27-33 West 72nd Street, a.k.a. 24 West 73rd Street (Block 1125, Lot 12) in R10A and R8B districts, within the Upper West Side-Central Park Historic 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, N.Y. 10007.

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

BOROUGH OF QUEENS

No. 5

CD 14

C 940534 PCQ

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 and acquisition of privately-owned property (Block 15967, Lot 30) and site selection of city-owned property (Block 15967, Lots 1 and 28) located at 44-02/22 Beach Channel Drive, for use as a day care center.

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

Nos. 6, 7 and 8

(Applications concerning the elimination of restrictions on as-of-right residential development and text clarification, the establishment of new accessory off-street and public parking regulations for portions of the Long Island City Framework Implementation Area and amendment of the Zoning Map within the Special Hunters Point Mixed Use District)

No. 6

CD 2

N 950402 ZRQ

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 7, Section 117-00, to modify the use and bulk regulations of the Special Hunters Point Mixed Use District as follows:

Matter in ~~Greytone~~ is new, to be added;
 Matter in ~~Strikeout~~ is old, to be deleted;
 Matter within # # is defined in Section 12-10;
 *** indicates where unchanged text appears in the Zoning Resolution

Article XI
 Special Purpose Districts (continued)

Chapter 7
~~Special Hunters Point Mixed Use District~~

117 00 — GENERAL PURPOSES

~~The "Special Hunters Point Mixed Use District" established in this Resolution is designed to promote and protect the public health, safety and general welfare.~~

~~These general goals include, among others, the following specific purposes:~~

- ~~(a) to stabilize the residential future of a mixed residential and industrial area by permitting expansion and new development of residential and light manufacturing uses where adequate environmental standards are assured;~~
- ~~(b) to promote the opportunity for people to work in the vicinity of their residences;~~
- ~~(c) to retain job intensive and stable industries within New York City;~~
- ~~(d) to provide an opportunity for the improvement of Hunters Point in a manner consistent with the objectives of the comprehensive plan for the City of New York; and~~
- ~~(e) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.~~

117 01
Definitions (repeated from Section 12-10)

~~The "Special Hunters Point Mixed Use District" is a Special Purpose District designated with the letters "HP", in which regulations set forth in Article XI, Chapter 7 shall apply. The #Special Hunters Point Mixed Use District# incorporates the provisions of M1 4 and R 5 Districts, except as otherwise specifically provided.~~

~~The Court Square Subdistrict of the #Special Hunters Point Mixed Use District# is identified in Appendix A. Special regulations set forth in Sections 117-60 through 117-66 shall apply to the Court Square Sub-district and shall supplement or supersede the provisions of Sections 117-00 through 117-50. In case of damage or destruction, existing #residential uses# shall be subject to the provisions of Section 52-531 (Permitted reconstruction or continued use).~~

~~117-02-~~

~~General Provisions~~

~~In harmony with the general purpose and intent of this Resolution and the general purpose of the #Special Hunters Point Mixed Use District# and in accordance with the provisions of this Chapter, the regulations of the #Special Hunters Point Mixed Use District# shall replace and supersede the existing district regulations.~~

~~All #residences#, community facilities and Use Group 4B open #uses# shall be subject to all the provisions applicable in a R5 District, except as otherwise specifically provided in this Chapter. The special regulations relating to #predominantly built-up areas# as defined in Section 12-10 (DEFINITIONS), shall apply to all new #residential developments# or #enlargements#, except that #front yard# requirements shall be optional.~~

~~All #commercial# and #manufacturing uses# shall be subject to all the provisions applicable to an M1-4 District, except as otherwise specifically provided in this Chapter. The #use# of any #building# may be changed to another #use# listed within the same Use Group, or as provided in Sections 117-13 (Special Permit Provisions for Certain Residential Uses) or 117-32 (Authorization Provisions for Manufacturing or Commercial Uses).~~

~~The maximum permissible #floor area ratio# for any manufacturing, commercial or community facility #development# on a #zoning lot# is 2.0 and the maximum permissible #floor area ratio# for #residential use# is 1.65.~~

~~In the case of a #zoning lot# occupied partly by #residential uses# and partly by non-#residential uses#, the maximum #floor area ratio# shall not exceed 2.0. In any #building#, above the level of the first #story# ceiling, #residential uses# shall not be located on the same #story# as or below #manufacturing# or #commercial uses#.~~

~~#Zoning lots# adjacent to the #Special Hunters Point Mixed Use District# shall not be subject to the provisions of Section 42-214 (Special provisions applying along district boundaries), Section 42-412 (In M2 or M3 Districts), Section 42-42 (Enclosure or Screening of Storage), Section 42-44 (Limitations of Business Entrances, Show Windows or Signs), Section 42-54 (Special Provisions Applying Along District Boundaries), Section 43-30 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES), or Section 44-583 (Restrictions on location of berths near Residence Districts).~~

~~Special regulations for #residential uses# are listed in Sections 117-10, 117-11, 117-12, and 117-13 of this Chapter.~~

~~Special regulations for #community facility uses# are listed in Sections 117-20 and 117-21 of this Chapter.~~

~~Special regulations for #manufacturing# and #commercial uses# are listed in Sections 117-30, 117-31, 117-32, and 117-33 of this Chapter.~~

~~Special regulations for #buildings# containing both #residential# and #commercial uses# are listed in Section 117-40 of this Chapter.~~

~~For the purposes of this Chapter, all lawful principal #uses# in enclosed #buildings# which existed on December 3, 1981 shall be considered conforming. Such #uses# may #enlarge# or expand as of right as provided in this Chapter.~~

~~117-10 SPECIAL REGULATIONS FOR RESIDENTIAL USES~~

~~117-11~~

~~Special Provisions for As of Right New Residences or Enlargements~~

~~New #residences# or #enlargements# of existing #residences# are allowed as of right, provided that:~~

- ~~(a) the #zoning lot# shares a common #side lot line# on both sides with a #residential# or #community facility use#;~~
- ~~(b) the frontage along the #street line# of the #zoning lot# does not exceed 60 feet and the total area of the #zoning lot# does not exceed 7,800 square feet;~~
- ~~(c) the #zoning lot# is not located within a continuous frontage of vacant #zoning lots# or #land with minor improvements# whose aggregate length exceeds 60 feet;~~
- ~~(d) no #manufacturing use# or any #use# listed in Use Group 16 occupies the #zoning lot# or shares a common #lot line# in the rear or is located across the #street#; and~~
- ~~(e) in the case of an #enlargement# of an existing #residential building#, such #enlargement# shall be limited to a 50 percent increase in existing #floor area# and in no event more than 1,000 square feet of #floor area#.~~

117-12**Authorization Provisions for Residential Uses**

After notification to the affected Community Board the City Planning Commission may authorize within the ~~#Special Hunters Point Mixed Use District#~~:

- ~~(a) modification of #side yard# regulations for #residential uses# in new #buildings# or #enlargements#;~~
- ~~(b) construction of new one, two, or three #family residences# or #enlargements# where the aggregate width of #street# frontage of a #zoning lot# exceeds 60 feet or the total area of the #zoning lot# exceeds 7,300 square feet, subject to applicable R5 District regulations;~~
- ~~(c) #enlargement# of an existing #residential building# sharing a #side lot line# with a #manufacturing use#;~~
- ~~(d) construction of a new #residence# or #enlargement# of an existing #residence# on a #zoning lot# sharing a common #lot line# in the rear or across the #street# from a #manufacturing use# or any #use# listed in Use Group 16; or~~
- ~~(e) #enlargements# in excess of a 50 percent increase in #floor area# or in excess of 1,000 square feet of #floor area# subject to the applicable R5 District regulations.~~

~~Provided that the following findings are made:~~

- ~~(1) the construction or #enlargement# of a #residential use# will not displace any manufacturing or #commercial building# or #use# or preempt any #zoning lot# which is essential to the normal functioning or growth of existing #manufacturing# or #commercial uses# within the district; and~~
- ~~(2) such #residential use# will not be exposed to inordinate noise, traffic, smoke, dust, noxious odor, or other adverse impacts from #manufacturing uses#.~~

~~The City Planning Commission may prescribe additional appropriate conditions and safeguards.~~

117-21**Parking requirement modification**

The Commission may modify the #residential# parking requirement if it finds sufficient offsite parking and/or mass transit facilities are available in the immediate vicinity.

117-13**Special Permit Provisions for Certain Residential Uses**

~~The City Planning Commission, after public notice and hearing, and subject to Board of Estimate action, may permit within the #Special Hunters Point Mixed Use District#:~~

- ~~(a) change of #manufacturing# or #commercial use#, or part thereof, to #residential use#; or~~
- ~~(b) the construction of a new #residential development# on a #zoning lot# sharing a common #side lot line# on one side with a #manufacturing use#;~~
- ~~(c) the construction of new #residential development# in excess of 32 feet in height subject to the applicable regulations of Section 117-02.~~

~~Provided that the following findings are made:~~

- ~~(1) for change of #use# only, that the owner of the space has made a good faith effort to rent such space to #manufacturing# or #commercial 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, and informing local and city wide industry groups. Such efforts shall have been actively pursued for a period of less than six months for #buildings# under 3,600 square feet and one year for #buildings# over 3,600 square feet prior to the date of the application; or~~
- ~~(2) that a change of #use# from #manufacturing# or #commercial# to #residential use# or #residential enlargement# shall not displace any manufacturing or #commercial building# or #use# or preempt any #zoning lot# which is essential to the normal functioning or growth of existing #manufacturing# or #commercial uses# within the district; and~~
- ~~(3) that such #residential use# shall not be exposed to inordinate noise, traffic, smoke, dust, noxious odor or other adverse impacts from #manufacturing uses#; and~~
- ~~(4) that the proposed #residential development# is appropriate to the scale of surrounding #development#.~~

~~The City Planning Commission may prescribe additional appropriate conditions and safeguards.~~

117 20 SPECIAL REGULATIONS FOR COMMUNITY FACILITY USES**117 21****Special Permit Provisions for Community Facility Uses**

The City Planning Commission, after public notice and hearing, and subject to Board of Estimate Action, may permit within the ~~#Special Hunters Point Mixed Use District#~~:

- ~~(a) new #community facility buildings# or #enlargements#; and~~
- ~~(b) change of #use# of a #residential#, manufacturing or #commercial building# to a #community facility use#; provided that:~~
 - ~~(1) such #community facility use# or #enlargement# is necessary to the growth and functioning of #residential# or #manufacturing uses# in the district; and~~
 - ~~(2) a more suitable location for such #use# cannot be found in the area.~~

The City Planning Commission may prescribe additional appropriate conditions and safeguards.

117 30 SPECIAL REGULATIONS FOR MANUFACTURING OR COMMERCIAL USES**117 31****Special Provisions for ~~As of Right New Buildings for Manufacturing or Commercial Use~~**

New ~~#buildings#~~ for M1 ~~#manufacturing uses# or #commercial uses#~~ are allowed as of right, provided that:

- ~~(a) no #residential uses# occupy the #zoning lot#; and~~
- ~~(b) such #commercial use# is listed in Use Groups 6, 7, 8, 9, 11, or 16, and is located on Vernon Boulevard or Jackson Avenue.~~

117 32**Authorization Provision for Manufacturing and Commercial Uses**

After notification to the affected Community Board, the City Planning Commission may authorize within the ~~#Special Hunters Point Mixed Use District#~~:

- ~~(a) #commercial uses# in new #developments# not permitted by the provisions of Section 117 31 (~~Special Provisions for As of Right Buildings for Manufacturing or Commercial Use~~); and~~

~~(b) change of #use# of a #residential building# to #manufacturing# or #commercial use#;~~

~~provided that the following findings are made:~~

~~(1) such #use# will not cause significant adverse environmental impacts on existing #residential uses#;~~

~~(2) any additional truck traffic generated by expanded or new #development# will not create harmful, congested or dangerous conditions.~~

~~The City Planning Commission may prescribe additional appropriate conditions and safeguards.~~

~~117-33~~

~~Authorization Provisions for Modification of Yard Regulations for Manufacturing or Commercial Uses~~

~~After notification to the affected Community Board, the City Planning Commission may authorize within the #Special Hunters Point Mixed Use District# modification in yard regulations for #manufacturing# or #commercial uses# in new #buildings# or #enlargements# provided that the following findings are made:~~

~~(a) adequate light and air to surrounding #residential buildings# will be assured;~~

~~(b) the utility of surrounding #residential open space# will not be impaired; and~~

~~(c) adequate buffering of the #manufacturing# or #commercial use# will be provided.~~

~~The City Planning Commission may prescribe additional appropriate conditions and safeguards.~~

~~117-40~~

~~SPECIAL PROVISIONS FOR BUILDINGS CONTAINING BOTH RESIDENTIAL AND NON RESIDENTIAL USES~~

~~No new #buildings# for both #manufacturing# and #residential use# shall be erected within the #Special Hunters Point Mixed Use District#. In the case of an existing #building# occupied by both #residential# and non #residential uses#, any #enlargements#, or #extensions# of the #residential# portion of such #building# which would create one additional #dwelling unit# only or increase the #residential floor area# by no more than 1,000 square feet may be permitted by authorization of the City Planning Commission as set forth in Section 117-12. #Enlargements# or #extensions#~~

~~of the #residential# portion of such #building# which would create more than one #dwelling unit# or increase #floor area# by more than 1,000 square feet may be permitted by special permit from the City Planning Commission as set forth in Section 117-13 (Special Permit Provisions for Certain Residential Uses).~~

~~117-50 ADMINISTRATION~~

~~117-51~~

~~Requirements for Applications~~

~~An application to the City Planning Commission for the grant of an authorization or special permit under the provisions of this Chapter shall include a site plan showing the location and proposed #use# of all #buildings or other structures# on the site, the location of all vehicular entrances and exits, and such other information as may be required by the Commission. Authorization applications pursuant to Section 117-32 (Authorization Applications for Manufacturing and Commercial Uses) shall be referred to the Department of Transportation for its report pursuant to Section 74-31 paragraph (d) of this Resolution.~~

~~117-53~~

~~Action by the Board of Estimate~~

~~The resolution of approval by the City Planning Commission of a special permit, together with a copy of the application for a grant of special permit, shall be filed with the Secretary of the Board of Estimate, and the Board of Estimate shall act upon such resolution in accordance with the provisions of Section 197-e and 200 of the New York City Charter.~~

~~Special Hunter's Point Mixed-use District~~

~~117-00 GENERAL PURPOSES~~

~~The "Special Hunter's Point Mixed-use District" established in this Resolution is designed to promote and protect the public health, safety, and general welfare of the Hunter's Point community. These general goals include, among others, the following specific purposes:~~

- ~~(a) to stabilize the future of a mixed residential and industrial neighborhood by permitting expansion and new development of residential and light manufacturing uses where adequate environmental standards are assured;~~
- ~~(b) to strengthen traditional retail streets by allowing the development of new residential and retail uses;~~

- (c) to promote the opportunity for people to work in the vicinity of their residences;
- (d) to retain jobs within New York City;
- (e) to provide an opportunity for the improvement of Hunter's Point in a manner consistent with the objectives of the comprehensive plan for the City of New York; and
- (f) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

117-01

Definitions

The "Special Hunter's Point Mixed-use District" is a Special Purpose District designated with the letters "HP" in which regulations set forth in Article XI, Chapter 7, shall apply. The #Special Hunter's Point Mixed-use District# and its regulations supplement or supersede those of the districts on which it is superimposed.

The Court Square Sub-district of the #Special Hunter's Point Mixed-use District# is identified in Appendix A. Special regulations set forth in Sections 117-40 through 117-46, inclusive, shall apply to the Court Square Sub-district and shall supplement or supersede the provisions of Sections 117-00 through 117-30, inclusive.

For the purposes of this Chapter, a mixed-use #building# shall be any #building# used partly for #residential use# and partly for #community facility, commercial# or #manufacturing use#.

117-02

General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Hunter's Point Mixed-use District# and, in accordance with the provisions of this Chapter, the regulations of the #Special Hunter's Point Mixed-use District# shall supplement or supersede the underlying district regulations.

For the purposes of this Chapter, all lawful principal #uses# in enclosed #buildings# that existed on (the effective date of this amendment), shall be considered conforming. Such #uses# may be #enlarged# only as provided in this Chapter. When an existing #building# is damaged or demolished by any means, it may be reconstructed to its #bulk# prior to such damage or destruction or to the #bulk# permitted by this Chapter, whichever is greater.

For #developments# or #enlargements# containing both #residential# and non-#residential uses#, or for changes in #use# that would result in a #building# occupied by #residential# and non-#residential uses#, the #residential use# shall be located on a #story# above the highest #story# occupied in whole or in part by a non-#residential use#.

Regulations relating to #accessory# parking facilities, #public parking lots# and #public parking garages# within the #Special Hunter's Point Mixed-use District# and the Court Square Sub-district are set forth in Article 1, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and in Portions of Community Districts 1 and 2 in the Borough of Queens).

117-10 SPECIAL USE REGULATIONS FOR M1-4 DISTRICTS

117-11

Residential Use Regulations

#Uses# listed in Use Groups 1 and 2 are allowed subject to the conditions set forth in Sections 117-111 through 117-114, inclusive, and subject to the #bulk# regulations set forth in Section 117-20 (SPECIAL BULK REGULATIONS FOR M1-4 DISTRICTS).

117-111

Residential enlargements

A #residential building# may be #enlarged# provided that the enlargement does not result in a new #dwelling unit#.

117-112

Residential developments

#Residential developments# are permitted, provided that:

- (a) the #side lot lines# of the #zoning lot# on which such #development# will be located abut #zoning lots# occupied by #residential#, #community facility# or #commercial uses# other than #uses# listed in Use Groups 13 or 16;
- (b) the frontage along the #street line# of such #zoning lot# does not exceed 60 feet and the total area of such #zoning lot# does not exceed 7,800 square feet; and
- (c) no #use# listed in Use Groups 16, 17 or 18 is located on such #zoning lot# or on the #zoning lot# or lots abutting the rear #lot line# of such #zoning lot#.

117-113**Changes in use**

A residential use# may be changed to a community facility use#.

117-114**Authorizations for residential uses**

The City Planning Commission may authorize a residential enlargement# resulting in additional dwelling units# or a residential development# on a zoning lot# that does not comply with the requirements of Section 117-112 (Residential developments) provided it finds that the residential use# will not be exposed to excessive noise, traffic, smoke, dust, noxious odor, or other impacts from commercial# or manufacturing uses# on the same or an abutting zoning lot#.

In addition, for residential developments#, the Commission shall find that:

- (a) the zoning lot# on which such development# would be located has been vacant or land with minor improvements# continuously for the five years immediately prior to the date of application for such authorization; and
- (b) the development# will not preempt any zoning lot# which is essential to the normal functioning or growth of manufacturing uses# within the District.

The City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding uses.

117-12**Community Facility Use Regulations**

Uses# in Use Groups 3 and 4 may be developed# or enlarged# subject to the building# regulations set forth in Section 117-20.

117-121**Changes of use**

A community facility use# may be converted to a residential use#, provided a use# listed in Use Group 16, 17 or 18 is not located within the building#.

The City Planning Commission may authorize the change of a community facility use# in a building# also occupied by a residential use# to a commercial use# or a manufacturing use#, pursuant to Section 117-122 (Authorizations for community facility uses).

The Commission may authorize the change of a #community facility use# in a #building# also occupied by a #use# listed in Use Group 16, 17 or 18 to a #residential use# pursuant to Section 117-122.

117-122

Authorizations for community facility uses

The City Planning Commission may authorize the following changes of #use#:

- (a) from a #community facility use# to a #use# listed in Use Group 5, 6, 7, 8, 9, 10, 12, 14, 16 or 17 in a #building# or portion thereof occupied by a #residential# and #community facility use#; or
- (b) from a #community facility use# to a #residential use# in a #building# also occupied by a #use# listed in Use Group 16, 17 or 18 provided it finds that the #residential use# will not be exposed to excessive noise, traffic, smoke, dust, noxious odor, or other impacts from new or existing #commercial# or #manufacturing uses#.

The City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding areas.

117-13

Commercial and Manufacturing Use Regulations

#Commercial# and #manufacturing uses# are permitted subject to the provisions set forth in Sections 117-131 through 117-134, inclusive, and subject to the #bulk# regulations set forth in Section 117-20, except that #uses# listed in Use Groups 13, 15 and 18 are not permitted.

117-131

Developments, enlargements and extensions

#Developments# containing #uses# listed in Use Group 5, 6, 7, 8, 9, 10, 11, 12 or 14 are permitted, provided that the #zoning lot# on which such #development# will be located has a #street line# abutting Fifth Street.

#Developments# containing #uses# listed in Use Group 16 or 17 are permitted, provided that the #zoning lot# on which such #development# will be located is not occupied by a #residential building#.

117-132

Changes of use

A #commercial# or #manufacturing use# may be changed to a #community facility use#.

On #zoning lots# not exceeding 2,500 square feet, a #commercial# or #manufacturing use# may be converted to a #residential use#. On #zoning lots# exceeding 2,500 square feet, a #commercial# or #manufacturing use# may be converted to a #residential use# pursuant to the provisions of Section 117-134 (Special permit for changes in use).

117-133

Authorizations for commercial or manufacturing uses

The City Planning Commission may authorize a #development# containing #uses# listed in Use Group 5, 6, 7, 8, 9, 10, 11, 12 or 14 to locate on a #zoning lot# with no #street line# abutting Fifth Street, provided it finds that the #use# will be #developed# on a #zoning lot# that has been vacant or #land with minor improvements# continuously for the five years immediately prior to the date of application for such authorization.

In addition, the Commission may authorize a #development# containing #uses# listed in Use Groups 16, 17 or 18 to locate on a #zoning lot# that is also occupied by a #residential building# provided it finds that the #development# will not cause excessive noise, traffic, smoke, dust, noxious odor, or other impacts on #residential uses# located on the same #zoning lot# or on abutting #zoning lots#.

The City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding areas.

117-134

Special permit for changes in use

On a #zoning lot# exceeding 2,500 square feet, the City Planning Commission may permit the conversion of a #building# or portion thereof in #manufacturing# or #commercial use# to #residential use#, provided it finds that:

- (a) such #building# or portion thereof has been vacant continuously for a period of one year immediately prior to the date of such application;
- (b) such #residential use# will not preempt any #building# or portion thereof that is essential to the normal functioning or growth of #manufacturing uses# within the district; and
- (c) such #residential use# will not be exposed to excessive noise, traffic, smoke, dust, noxious odor, or other impacts from #commercial# or #manufacturing uses# located either on the same #zoning lot# or on abutting #zoning lots#.

The City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding areas.

117-14

Authorizations for Mixed-use Buildings

The regulations set forth in Sections 117-141 through 117-142, inclusive, apply to mixed-use #buildings# as defined in Section 117-01 (Definitions).

117-141

Developments and enlargements

The City Planning Commission may, subject to the #use# regulations of Section 117-13 (Commercial and Manufacturing Use Regulations) and the #bulk# regulations of Section 117-20, authorize a mixed-use #development# or an #enlargement# of an existing mixed-use #building#, provided it finds that:

- (a) the #street wall# of the #development# or #enlargement# shall align with the #street wall# of an adjacent existing #building#;
- (b) the #commercial# or #manufacturing use# in the #development# or #enlargement# will not cause excessive noise, traffic, smoke, dust, noxious odor, or other impacts on #residential uses# located either on the same #zoning lot# or on abutting #zoning lots#; and
- (c) in the case of an #enlargement# of the portion of an existing mixed-use #building# that is in #residential use#, such #use# will not be exposed to excessive noise, traffic, smoke, dust, noxious odor, or other impacts from #commercial# or #manufacturing uses# located on the same #zoning lot# or on abutting #zoning lots#.

The City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding areas.

117-142

Changes of use

The City Planning Commission may authorize a change of #use# in the portion of a mixed-use #building# in #commercial use# to a #use# listed in Use Groups 16 or 17, provided it finds that the new #use# will not cause excessive noise, traffic, smoke, dust, noxious odor, or other impacts on #residential uses# located on the same #zoning lot# or on abutting #zoning lots#.

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

117-20 SPECIAL BULK REGULATIONS FOR MI-4 DISTRICTS

117-21

Residential Uses

The #bulk# regulations for #residential uses# in R6B Districts shall apply.

117-22

Community Facility Uses

The #bulk# regulations for #community facility uses# in R6B Districts shall apply.

117-23

Commercial and Manufacturing Uses

The #bulk# regulations of the underlying district shall apply to #commercial# or #manufacturing uses#.

117-24

Mixed-use Buildings

The maximum #floor area ratio# for a mixed-use #building# shall be 2.0.

117-30 SPECIAL PROVISIONS FOR R6A, R7A AND CI-5 DISTRICTS

117-31

Special Use Regulations

For #developments# or #enlargements#, #uses# on the ground floor shall be limited to non-#residential uses# and lobby space. Not more than 8,000 square feet of the ground floor shall be devoted to #uses# listed in Use Group 6B.

117-32

Special Bulk Regulations

For #developments# or #enlargements#, any #street wall# shall be built coincident with the #street line#.

Sections 117-40 and 117-50 have been eliminated due to a reorganization of the text.

117-65

Special Regulations within the Court Square Sub-district

117-651

Bulk regulations

- (a) Within the Court Square Sub-district, the following provisions affecting Commercial Districts shall not apply: Section 33-14 (Floor Area Bonus for Urban Open Space); Section 33-15 (Floor Area Bonus for Arcades); and Section 33-26 (Minimum Required Rear Yards).
- (b) ~~No #development# or #enlargement# shall be constructed above a height of 85 feet for a distance of 60 feet from the #street line# of 23rd Street. On Block 3, for a distance of 75 feet from the street line of 45th Road, only the underlying height and setback requirements of C5-3 Districts shall apply. In addition, a #sky exposure plane# of 5.6 to 1.0 shall be in effect beginning at the height of 85 feet at the #street line# of 23rd Street.~~

Within the Court Square Sub-district, the underlying height and setback regulations of C5-3 Districts shall apply. In addition, no #building or other structure# shall exceed a height of 85 feet above #curb level# within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street, and a line 75 feet north of and parallel to 45th Road.

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

No. 7

CD 1,2

N 950404 ZRQ

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 I, Chapter 3, Section 13-00, to extend to a portion of Community Districts 1 and 2 in Queens parking regulations similar to those currently in effect in Manhattan Community Districts 1-8 as follows:

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

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

Matter between # # is defined in Section 12-10;

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

Article I
Chapter 3

Chapter 3

Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens

13-00

GENERAL PURPOSES

The provisions of this Chapter establish special comprehensive regulations for off-street parking in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 (with the exception of Roosevelt Island) and portions of Queens Community Districts 1 and 2. These regulations are a significant step forward towards bringing the Zoning Resolution into conformity with current environmental programs and safety standards concerning air pollution in the Borough of Manhattan, south of 110th Street. In Long Island City, Borough of Queens, these regulations will allow the city to plan for the parking needs of residents and businesses in a more rational manner and help facilitate a mass transit, pedestrian-oriented Central Business District.

13-01

Applicability

In Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 and the portion of Queens Community Districts 1 and 2 bounded by Queens Plaza North, 21st Street, 41st Avenue, 29th Street, 40th Road, Northern Boulevard, 43rd Street, Skillman Avenue, 39th Street, 48th Avenue, 30th Street, 49th Avenue, Dutch Killis Canal, Newtown Creek, Second Street, 50th Avenue, Center Boulevard, 49th Avenue, Fifth Street, Anable Basin, and the East River ("Long Island City Subject Area"), #accessory# off-street parking spaces, #public parking lots# and #public parking garages# shall be used or #developed# in accordance with the provisions of this Chapter, except as otherwise provided in Section 13-011 (Exceptions). In the event of a conflict between the provisions of this Chapter and those contained in special purpose district regulations or Sections 26-05 (Curb Cuts) and/or 37-01 (Special Urban Design Guidelines - Streetscape), the more restrictive provisions shall apply. For the purpose herein, the more restrictive provisions shall be considered those which permit ~~the~~:

- (a) ~~the fewest~~ number of parking spaces;
- (b) ~~most~~ exclusive use of parking spaces; and
- (c) ~~most~~ limited location of curb cuts.

13-011

Exceptions

The provisions of this Chapter shall not apply to:

(a) ~~the #Special Battery Park City District#;~~ and

~~(b) Sections 78-41 (Location of Accessory Parking Spaces) and 78-42 (Parking Regulations for Commercial and Community Facility Uses) concerning #large-scale residential developments#-, and the #Special Battery Park City District#.~~

13-012

Existing off-street parking facilities

- (a) Existing required or permitted ~~#accessory#~~ off-street parking spaces, ~~#public parking lots#~~ and ~~#public parking garages#~~ established prior to April 29, 1982 in Manhattan, or ~~(the effective date of this amendment)~~ in Queens, shall continue to be subject to the applicable zoning district regulations in effect prior to April 29, 1982 in Manhattan and ~~(the effective date of this amendment)~~ in Queens. However, ~~#enlargements, extensions#~~ or any increase in the number of off-street parking spaces within such off-street parking facilities shall be subject to the provisions of this Chapter.
- (b) Nothing herein contained shall be deemed to permit a reduction or elimination of existing ~~#accessory#~~ off-street parking spaces ~~which~~ that were required under the applicable provisions of the zoning district regulations ~~that were in effect prior to April 29, 1982 in Manhattan, or (the effective date of this amendment) in Queens.~~

13-013

Previously approved special permits or authorizations

Whenever, under the applicable provisions of the ~~Zoning-Resolution~~ in effect prior to April 29, 1982 in Manhattan or ~~(the effective date of this amendment)~~ in Queens, the City Planning Commission or the Board of Standards and Appeals has granted any special permit or authorization, the status of such approved special permit or authorization shall not be altered by the provisions of this Chapter. However, the provisions of this Chapter shall apply to the renewal of any special permit or authorization for a ~~#public parking lot#~~.

13-10

PERMITTED ACCESSORY OFF-STREET PARKING SPACES

13-11

General Provisions

~~#Accessory#~~ off-street parking spaces are not permitted in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 ~~or the Long Island City Subject Area~~ except as set forth in this Chapter.

13-12

Residential Development

* * *

~~(c) For the Long Island City Subject Area, within an area bounded by 23rd Street, 41st Avenue, 29th Street, 40th Road, Northern Boulevard, 41st Avenue, the north railroad property line and Davis Street, the number of #accessory# off-street parking spaces shall not exceed 50 percent of the #dwelling units# contained in the #development# or #enlargement#, or 200 spaces, whichever is less.~~

~~Within the remaining portion of the Long Island City Subject Area, the number of #accessory# off-street parking spaces shall not exceed 100 percent of the #dwelling units# contained in the #development# or #enlargement#.~~

* * *

13-13

Non-Residential Development

13-131

Transient hotels

~~For new-#transient hotel developments# or #enlargements#, a maximum of 150 #accessory# off-street parking spaces are permitted if there is only one entrance to the #accessory group parking facility# and 225 #accessory# off-street parking spaces are permitted if there are two or more entrances, but in no event may the number of parking spaces exceed 15 percent of the number of #transient hotel# rooms, in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 or 8 or 50 percent of the number of #transient hotel# rooms in the Long Island City Subject Area.~~ All such parking spaces shall be located within a #completely enclosed building# and shall be used primarily for the personnel, guests and occupants of the #transient hotel#.

13-132

Hospitals

For ~~new~~ hospital #developments# or #enlargements# in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, a maximum of 100 #accessory# off-street parking spaces, open or enclosed, are permitted. ~~Such spaces are to be used exclusively by the hospital staff, patients and visitors.~~

For hospital #developments# or #enlargements# in the Long Island City Subject Area, within an area bounded by 23rd Street, 41st Avenue, 29th Street, 40th Road, Northern Boulevard, 41st Avenue, the north railroad property line and Davis Street, a maximum of 150 #accessory# off-street parking spaces, open or enclosed, are permitted if there is only one entrance to the #accessory# group parking facility and 225 #accessory# off-street parking spaces, open or enclosed, are permitted if there are two or more entrances.

Within the remaining portion of the Long Island City Subject Area, #accessory# off-street parking may be provided in accordance with the underlying district regulations.

~~Such parking spaces are to be used exclusively by the hospital staff, patients and visitors.~~

13-133

Community facility, commercial or manufacturing developments

For ~~new~~ community facility, commercial or manufacturing #developments# or #enlargements#, in Manhattan Community Boards 1-8 and the portion of the Long Island City Subject Area bounded by 23rd Street, 41st Avenue, 29th Street, 40th Road, Northern Boulevard, 41st Avenue, the north railroad property line, and Davis Street, the maximum number of #accessory# off-street parking spaces ~~to be permitted~~ for each #development# or #enlargement# shall not exceed one space per 4,000 square feet of #floor area# or 100 spaces, whichever is less. All ~~such parking spaces permitted by this section~~ shall be located within a #completely enclosed building# and shall be used exclusively by the tenants or employees of the #development# or #enlargement# and shall not be available to the public.

Within the remaining portion of the Long Island City Subject Area, the maximum number of #accessory# off-street parking spaces permitted for each #development#, #enlargement#, or #alteration# shall not exceed one space per 4,000 square feet of #floor area# or 100 spaces, whichever is less. In the event that the permitted number of #accessory# off-street spaces would be less than 15, an #accessory# parking facility of up to 15 spaces may be provided. All spaces shall be located within a #completely enclosed building#, except a maximum of 15 spaces which may be open, and shall be used exclusively by the tenants or employees of the #development# or #enlargement# and shall not be available to the public.

13-134

Multiple use development

Where a new-#development# or #enlargement# contains a combination of #uses# for which #accessory# parking space regulations are set forth in Sections 13-12 (Residential Developments), 13-131 (Transient hotels), 13-132 (Hospitals) and 13-133 (Community facility, commercial or manufacturing developments), the number of #accessory# off-street parking spaces shall not exceed the number of spaces permitted for each #use# in accordance with the provisions of such Sections; however, in no event may the maximum number of #accessory# off-street parking spaces exceed 225 spaces. All #accessory# off-street parking spaces shall be located within a #completely enclosed building#. The exclusive or primary #use# provisions of Sections 13-12, 13-131, 13-132, and 13-133 shall be applicable to the number of spaces provided for each #use#.

13-14

Additional Regulations for Permitted Accessory Off-Street Parking Spaces

13-141

Location of accessory off-street parking spaces

No #accessory# off-street parking spaces shall be located on a #zoning lot# other than the same #zoning lot# as the #use# to which they are #accessory#.

* * *

- (b) In Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, The entrances and exits to all permitted #accessory# off-street parking spaces shall not be located on a #wide street# except by authorization of the City Planning Commission pursuant to Sections 13-453 (Departmental Reports) and 13-45353 (Curb cuts).

In the Long Island City Subject Area, the entrances and exits to all permitted #accessory# off-street parking spaces shall not be located on the following #wide streets# except by authorization of the City Planning Commission pursuant to Sections 13-53 and 13-533:

- (1) Queens Boulevard;
- (2) Queens Plaza;
- (3) 21st Street;
- (4) Skillman Avenue;
- (5) 44th Drive;
- (6) Thomson Avenue; and
- (7) Jackson Avenue.

13-143**Maximum size of permitted accessory group parking facilities**

The gross unobstructed surface area in square feet of a permitted #accessory group parking facility# including stalls, aisles, driveways and maneuvering areas shall not exceed 200 times the number of #accessory# off-street parking spaces provided. This size limitation shall not be applicable to off-street parking spaces permitted under the provisions of Section 13-133 (Community facility, commercial or manufacturing developments) where such spaces are exclusively #accessory#, no-charge, self-parking spaces in enclosed facilities with a capacity limited to 100 automobiles. In such facilities the gross unobstructed surface area in square feet shall not exceed 300 times the number of #accessory# off-street parking spaces provided.

13-20**PERMITTED PUBLIC PARKING LOTS****13-21****General Provisions**

Except in the areas listed in Section 13-22, #public parking lots# with a maximum capacity of 150 spaces are permitted in C2, C4, C6, C8, M2 and M3 Districts, subject to the regulations set forth in Section 13-23 (Additional Regulations for Permitted Public Parking Lots).

13-22**Areas Where Public Parking Lots Are Not Permitted****13-221****Midtown Manhattan core**

No #public parking lots# are permitted in the area bounded by 60th Street and its prolongations, First Avenue, 32nd Street and Eighth Avenue, except as provided in Section 13-452552 (Public parking lots).

13-222**Downtown Manhattan core**

No #public parking lots# are permitted within the area bounded by Worth Street, Centre Street, Frankfort Street, South Street, Whitehall Street, State Street, Battery Place, West Street, Morris Street, Greenwich Street, Liberty Street, Church Street, Vesey Street, West Broadway, Park Place and Church Street, except as provided in Section 13-452552 (Public parking lots).

13-224**Jacob K. Javits Convention Center Study Area**

No #public parking lots# are permitted in the area bounded by Eighth Avenue, 30th Street, the Hudson River and 42nd Street, except as provided in Section 13-452552 (Public parking lots).

13-225**Manufacturing Districts**

#Public parking lots# are not permitted in M1-5 and M1-6 Districts, except as provided in Section 13-452552 (Public parking lots). However, within these districts, #public parking lots# are permitted on the frontage of the Avenue of the Americas, from 23rd Street to 32nd Street, to a depth of 100 feet; the M1-5 and M1-6 Districts north of 42nd Street and west of Tenth Avenue; the M1-5 District east of First Avenue between 34th Street and 41st Street; the M1-5 District west of Ninth Avenue between 17th Street and 30th Street, and the M1-5 District south of Canal Street.

13-226**Long Island City Subject Area**

No #public parking lots# are permitted within the area bounded by Queens Plaza North, 21st Street, 41st Avenue, 29th Street, 40th Road, Northern Boulevard, 43rd Street, Skillman Avenue, 39th Street, 48th Avenue, 30th Street, 49th Avenue, Dutch Kills Canal, Newtown Creek, Second Street, 50th Avenue, Center Boulevard, 49th Avenue, Fifth Street, Anable Basin and the East River, except as provided in Section 13-552 (Public parking lots).

13-23**Additional Regulations for Permitted Public Parking Lots**

* * *

- (b) The entrances and exits to a permitted #public parking lot# shall not be located on the following #wide streets# except by authorization of the City Planning Commission pursuant to Section 13-4353 (Departmental Reports) and 13-452553 (Curb cuts):

- (1) Fifth Avenue;
- (2) Avenue of the Americas, from 23rd Street to 32nd Street;
- (3) Seventh Avenue, from 23rd Street to 32nd Street;
- (4) 14th Street, from Seventh Avenue to Fourth Avenue;
- (5) Delancey Street, from Clinton Street to the west side of Orchard Street;
- (6) Church Street, from Park Place to Worth Street;
- (7) Worth Street, from Centre Street to Church Street; and
- (8) Canal Street, from the Bowery to West Broadway.

* * *

13-30**PERMITTED PUBLIC PARKING GARAGES WITHIN THE LONG ISLAND CITY SUBJECT AREA****13-31****General Provisions**

Except within an area bounded by 21st Street, 41st Avenue, 29th Street, 40th Road, Northern Boulevard, 41st Avenue, the north railroad property line, Crane Street and Jackson Avenue, #public parking garages# with a maximum capacity of 150 spaces are permitted within the Long Island City Subject Area subject to the regulations set forth in Section 13-32 (Additional Regulations for Permitted Public Parking Garages).

13-32**Additional Regulations for Permitted Public Parking Garages****13-321****Location of access to the street**

(a) The entrances and exits to all permitted #public parking garages# shall not be located within 50 feet of the intersection of any two #street lines#. However, curb cuts located within 50 feet of the intersection of two #street lines# may be permitted if the Commissioner of Buildings certifies that such location is not hazardous to traffic safety, not likely to create traffic congestion and will not unduly inhibit surface traffic or pedestrian flow. The Commissioner may refer such matter to the Department of Transportation, or its successor, for a report and may base a determination on such report.

(b) The entrances and exits to a permitted #public parking garage# shall not be located on the following #wide streets# except by authorization of the City Planning Commission pursuant to Section 13-553 (Curb cuts):

- (1) Vernon Boulevard;
- (2) 44th Drive;
- (3) Jackson Avenue;
- (4) 21st Street;
- (5) Queens Plaza; and
- (6) Queens Boulevard.

13-3040**REQUIRED ACCESSORY OFF-STREET PARKING SPACES**

13-3141

General Provisions

Except as otherwise set forth in this Section or by the provisions of Section 13-012 (Existing off-street parking facilities), no #accessory# off-street parking spaces are required for any #development# in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 or the Long Island City Subject Area.

13-3242

Residential Development

#Accessory# off-street parking spaces are required for new #residential developments# or #enlargements# in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 only as set forth below:

- (4a) For public or publicly assisted housing, as such categories are defined in Section 25-25 (Modification of Requirements for Public or Publicly Assisted Housing or Non-Profit Housing for the Elderly), the minimum number of #accessory# off-street parking spaces required for new #dwelling units# provided in the #development# or #enlargement# as a percentage of such new #dwelling units# are as follows:

	South of 60th Street and its prolongations	North of 60th Street and its prolongations
Publicly Assisted Housing as Defined in Section 25-25(a)	20%	15%
Public Housing Developments or #Dwelling Units# for Low-Income Tenants as Defined in Section 25-25(b)	12%	12%
Federal Rent Subsidy Program as Defined in Section 25-25(c)	13.5%	17.5%

- (2b) The requirements of this Section shall not apply to #developments# or #enlargements# on #zoning lots# having a #lot area# of 10,000 square feet or less.

- (3c) Required parking shall be waived for #developments# or #enlargements# if the required number of #accessory# off-street parking spaces resulting from the application of the above table in paragraph (a) results in 15 spaces or less.
- (4d) All required #accessory# off-street parking spaces may be located either on the same #zoning lot# as the #development# or #enlargement# or on another #zoning lot# in accordance with the applicable zoning district regulations and shall be subject to the provisions of Sections 25-50, 25-60, 36-40 and 36-50. Sections 25-27 and 36-24 (Waiver of Requirements) shall also be applicable. Restrictions on location and #use# of #accessory# off-street parking spaces in Sections 25-51 through 25-55, inclusive, and the additional regulations for permitted or required #accessory# off-street parking spaces set forth in Sections 25-61 through 25-66, inclusive, or Sections 36-51 through 36-57, inclusive. The waiver requirements of Sections 25-27 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden) or 36-24 (Waiver of Requirements) shall also be applicable.
- (5e) If a public or publicly-assisted housing #development# or #enlargement#, as such categories are defined in Section 25-25 (Modification of Requirements for Public, Publicly-Assisted and Government-Assisted Housing or for Non-profit Residences for the Elderly), provides additional #accessory# off-street parking spaces within the #group parking facility# which satisfies the minimum number of spaces required by this Section, then the permitted #accessory# spaces are not subject to the regulations set forth in paragraph (d) of Section 13-12(e) (Enclosure); (Residential Development), 13-141 (Location of accessory off-street parking spaces); and 13-143 (Maximum size of permitted accessory group parking facilities).
- (6f) All such parking spaces shall be used exclusively by the occupants of the #residential development# and occupants of nearby public or publicly-assisted housing projects.
- (7g) Parking is not required for #non-profit residences for the elderly# or #dwelling units# for the elderly as defined in paragraph (c) of Section 25-25(e) (Modification of Requirements for Public, Publicly-Assisted and Government-Assisted Housing or for Non-profit Residences for the Elderly).

13-4151**General Provisions**

* * *

13-4252**Requirements for Applications**

An application to the City Planning Commission for the grant of a special permit or authorization under the provisions of this Section shall include a site plan showing the location of all #buildings or other structures# on the site, the location of all vehicular entrances and exits and off-street parking spaces, and such other information as may be required by the City Planning Commission.

13-4353**Departmental Reports**

In Manhattan Community Boards 1, 2, 3, 4, 5, 6, 7 and 8, all applications for the grant of a special permit or authorization pursuant to this Section shall be referred to the Department of Transportation or its successor for its report with respect to the anticipated traffic impact resulting from such #use# at the proposed location and to the Department of Environmental Protection or its successor for its report on air quality at the proposed location. If such agencies shall report thereon within one month from the date of referral, the City Planning Commission shall, in its determination, give due consideration to such report and, further, shall have the power to substantiate the appropriate findings solely on the basis of the reports by such agencies with respect to the issues referred. If such agencies do not report within one month, the Commission may make a final determination without reference thereto. In no case shall a special permit or authorization be granted if the proposed #use# would cause a violation of ambient air quality standards or exacerbate an existing violation of such standards.

13-4454**Relationship to Public Improvement Projects**

In all cases, the City Planning Commission shall deny a special permit application or authorization whenever the #use# will interfere with a public improvement project (including housing, highways, public buildings or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit, or other public facilities) which is approved by or pending before the Board of Estimate, City Council or City Planning Commission as determined from the Calendar of each agency issued prior to the date of the public meeting on the application for a special permit or authorization.

13-4555**Authorizations**

13-451551**Accessory off-street parking spaces**

The City Planning Commission may, by authorization, subject to the otherwise applicable zoning district regulations, allow on-site enclosed #accessory# off-street parking facilities with a maximum capacity of 15 spaces in existing #buildings# provided that the Commission finds that:

- (a) the #building# does not have #accessory# off-street parking spaces;
- (b) such parking spaces are needed for and will be used exclusively by the occupants of the #use# to which they are #accessory#;
- (c) the parking spaces will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian movement; and
- (d) the parking spaces will not be incompatible with, or adversely affect, adjacent #uses# including #uses# within the #building#.

13-452552**Public parking lots**

The City Planning Commission may authorize #public parking lots# with a capacity of not more than 150 spaces in C2, C4, C6, C8 and M1 Districts, or in the Long Island City Subject Area, provided that the otherwise applicable regulations set forth in Sections 36-55 or Section 44-44 (Surfacing), and Section 36-56 or Section 44-45 (Screening) are met.

As a condition for authorizing any such #public parking lots#, the Commission shall make the following findings:

- (a) that such #use# will not be incompatible with, or adversely affect, the growth and development of #uses# comprising vital and essential functions in the general area within which such #use# is to be located;
- (b) that such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular and pedestrian movement;
- (c) that such #use# is so located as to draw a minimum of vehicular traffic to and through local #residential streets#, and
- (d) that the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs#, or requirements for shielding of floodlights and for locations of entrances and exits.

13-453553

Curb cuts

The City Planning Commission may authorize, subject to the applicable zoning district regulations, curb cuts located on a #wide street# provided the Commission finds that such a location:

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion or unduly inhibit vehicular and pedestrian movement; and
- (c) will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities.

13-4656

Special Permits

13-461561

Accessory off-street parking spaces

The City Planning Commission may, by special permit, subject to the otherwise applicable zoning district regulations and Board of Estimate action, allow on-site or off-site, open or enclosed, #accessory# off-street parking facilities with any capacity not otherwise allowed under Section 13-10 (PERMITTED ACCESSORY OFF-STREET PARKING SPACES) provided the Commission finds that:

- (a) such parking spaces are needed for, and will be used by, the occupants, visitors, customers or employees of the #use# to which they are #accessory#;
- (b) within the vicinity of the site, there are insufficient parking spaces available;
- (c) the facility will not create or contribute to serious traffic congestion nor will unduly inhibit vehicular and pedestrian movement;
- (d) the facility is so located so as to draw a minimum of vehicular traffic to and through local #residential streets#, and

- (e) adequate reservoir space is provided at the vehicular entrance to accommodate vehicles equivalent in number to 20 percent of the total number of parking spaces; up to 50 parking spaces, and five percent of any spaces in excess of 200 spaces, but in no event shall such reservoir spaces be required for more than 50 vehicles. However, in the case of a facility with a capacity of 10 vehicles or less, the Commission may waive this findings.

The ~~City Planning~~ Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including traffic improvements, if necessary, and limitations on #signs# or requirements for shielding or floodlights or for locations of entrances and exits.

~~13-462562~~

Public parking garages and public parking lots

The City Planning Commission may, by special permit, allow #public parking garages# and #public parking lots# ~~not otherwise permitted subject pursuant~~ to the applicable provisions of Section 74-52 (Parking Garages or Public Parking Lots in High Density Central Areas).

Cross References

The following sections are being amended to reflect the change in the title of Article I, Chapter 3 to include "and a portion of Community Districts 1 and 2 in the Borough of Queens: 25-023; 32-17; 32-21; 32-32; 36-024; 41-12; 42-32; 44-022; 52-31; 52-41; 74-53; 81-31; and 82-50.

The following sections are being amended to reflect changes in cross references caused by changing section numbers in Article I, Chapter 3: 82-50; and 96-111.

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

No. 8

CD 1,2

C 950403 ZMQ

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, 9b, 12c, and 13a:**

- changing from an M1-1 District to an M1-4 District property bounded by Queens Boulevard, a line midway between 39th Street and 39th Place, a line 150 feet northerly of 47th Avenue, 39th Street, 47th Avenue, 37th Street, a line 240 feet northerly of 48th Avenue, a line midway between 37th Street and 38th Street, a line 200 feet northerly of 48th Avenue, 38th Street, 48th Avenue, and 34th Street;

2. changing from an M1-2 District to an M1-4 District property bounded by Skillman Avenue, a line midway between 39th Street and 39th Place, Queens Boulevard, and 34th Street;
3. changing from an M1-3 District to an M1-4 District property bounded by a southerly boundary line of Queens Bridge Park and its easterly prolongation, Vernon Boulevard, a northerly boundary line of Queens Bridge Park and its westerly and easterly prolongations, 21st Street, 43rd Avenue, and the U.S. Pierhead and Bulkhead Line of the East Channel of the East River;
4. changing from an M1-3 District to an M1-5 District property bounded by 41st Avenue, 29th Street, 40th Road, Northern Boulevard, Queens Plaza East, Queens Boulevard, the northerly Rail Road Property Line of the Sunnyside Yard, Purves Street, Jackson Avenue, 43rd Avenue, and 21st Street;
5. changing from an M2-1 District to an M1-4 District property bounded by Skillman Avenue, 34th Street, 48th Avenue, and 30th Street;
6. changing from an M3-1 District to an R6A District property bounded by:
 - a) a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon Boulevard, 50th Avenue, Vernon Boulevard, Borden Avenue, and a line 100 feet westerly of Vernon Boulevard;
 - b) a line midway between 45th Avenue and 44th Drive, a line 90 feet easterly of 21st Street, 46th Road, 21st Street, 47th Avenue, and a line 90 feet westerly of 21st Street; and
 - c) 49th Avenue, 21st Street, 50th Avenue, and a line 90 feet westerly of 21st Street;
7. changing from an M3-1 District to an R7A District property bounded by:
 - a) a line 100 feet northerly of 46th Avenue, 23rd Street, Jackson Avenue, Davis Street, a line 100 feet southeasterly of Jackson Avenue, Crane Street, Jackson Avenue, 21st Street, 46th Road, a line 90 feet easterly of 21st Street, 46th Avenue, and a line 215 feet westerly of 23rd Street;
 - b) 21st Street, 47th Road, Jackson Avenue, the northerly boundary line of the Long Island Rail Road right-of-way, 11th Street, 50th Avenue, a line 100 feet southeasterly of Jackson Avenue, 51st Avenue, Vernon Boulevard, 50th Avenue, a line 250 feet easterly of Vernon Boulevard, a line 100 feet northwesterly of Jackson Avenue, 49th Avenue, a line 120 feet westerly of 11th Street, 48th Avenue, 11th Street, 47th Road, a line 235 feet easterly of 11th Street, a line 100 feet northwesterly of Jackson Avenue, and 47th Avenue; and

- c) 44th Drive, a line 45 feet westerly of 23rd Street, a line midway between 45th Avenue and 44th Drive, and a line 100 feet westerly of 11th Street;
8. changing from an M3-1 District to an M1-4 District property bounded by:
- a) 43rd Avenue, Jackson Avenue, Purves Street, the northerly Rail Road Property Line of the Sunnyside Yard, Crane Street and its southeasterly prolongation, a line 100 feet southeasterly of Jackson Avenue, Davis Street, Jackson Avenue, 44th Drive, Crescent Street, Hunter Street, 44th Road, 23rd Street, a line 100 feet northerly of 46th Avenue, a line 215 feet westerly of 23rd Street, 46th Avenue, a line 90 feet easterly of 21st Street, a line midway between 45th Avenue and 44th Drive, a line 45 feet westerly of 23rd Street, 44th Drive, a line 100 feet westerly of 11th Street, a line midway between 45th Avenue and 44th Drive, a line 90 feet westerly of 21st Street, 47th Avenue, a line 100 feet northwesterly of Jackson Avenue, a line 235 feet easterly of 11th Street, 47th Road, 11th Street, 48th Avenue, a line 120 feet westerly of 11th Street, 49th Avenue, a line 100 feet northwesterly of Jackson Avenue, a line 250 feet easterly of Vernon Boulevard, 50th Avenue, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46th Avenue, a line 100 feet westerly of Vernon Boulevard, Borden Avenue, Vernon Boulevard, the northerly U.S. Pierhead and Bulkhead Line of Newtown Creek, 2nd Street and its southerly prolongation, 50th Avenue, a line 400 feet westerly of 5th Street, 49th Avenue, 5th Street, a Canal, the U.S. Pierhead and Bulkhead Line of the East Channel of the East River, a line 150 feet southerly of 44th Avenue (at its westerly terminus), the northerly street line of 44th Road, Vernon Boulevard, a line 900 feet southerly of 43rd Avenue, and the U.S. Pierhead and Bulkhead Line of the East Channel of the East River; and
- b) Skillman Avenue, 30th Street, 47th Avenue, 27th Street, 50th Avenue and its westerly prolongation, 21st Street and its southerly prolongation, and 49th Avenue; and
- c) the northerly boundary line of the Long Island Rail Road right-of-way, 21st Street, 49th Avenue, a line 90 feet westerly of 21st Street, 50th Avenue, 21st Street, the Queens Midtown Expressway, the Queens Midtown Tunnel Plaza, 11th Street, 51st Avenue, a line 100 feet southeasterly of Jackson Avenue, 50th Avenue, and 11th Street;
9. changing from an M3-1 District to an M3-2 District property bounded by 47th Avenue, 30th Street, Hunters Point Avenue, the easterly, northerly and westerly U.S. Pierhead and Bulkhead Lines of Dutch Kills, the westerly U.S. Pierhead Line of Dutch Kills, the westerly U.S. Pierhead and Bulkhead Line of Dutch Kills, the northerly U.S. Pierhead and Bulkhead Line of Newtown Creek, Vernon Boulevard, 51st Avenue, 11th Street, the Queens Midtown Tunnel Plaza, the Queens Midtown Expressway, 21st Street, 50th Avenue and its westerly prolongation, and 27th Street;

10. establishing within a proposed R6A District a C1-5 District bounded by:
 - a) a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon Boulevard, 50th Avenue, Vernon Boulevard, Borden Avenue, and a line 100 feet westerly of Vernon Boulevard;
 - b) a line midway between 45th Avenue and 44th Drive, a line 90 feet easterly of 21st Street, 46th Road, 21st Street, 47th Avenue, and a line 90 feet westerly of 21st Street; and
 - c) 49th Avenue, 21st Street, 50th Avenue, and a line 90 feet westerly of 21st Street;
11. establishing within a proposed R7A District a C1-5 District bounded by 44th Drive, a line 45 feet westerly of 23rd Street, a line midway between 45th Avenue and 44th Drive, and a line 100 feet westerly of 11th Street;
12. establishing within a proposed R7A District a C2-5 District bounded by:
 - a) a line 100 feet northerly of 46th Avenue, 23rd Street, Jackson Avenue, Davis Street, a line 100 feet southeasterly of Jackson Avenue, Crane Street, Jackson Avenue, 21st Street, 46th Road, a line 90 feet easterly of 21st Street, 46th Avenue, and a line 215 feet westerly of 23rd Street; and
 - b) 21st Street, 47th Road, Jackson Avenue, the northerly boundary line of the Long Island Rail Road right-of-way, 11th Street, 50th Avenue, a line 100 feet southeasterly of Jackson Avenue, 51st Avenue, Vernon Boulevard, 50th Avenue, a line 250 feet easterly of Vernon Boulevard, a line 100 feet northwesterly of Jackson Avenue, 49th Avenue, a line 120 feet westerly of 11th Street, 48th Avenue, 11th Street, 47th Road, a line 235 feet easterly of 11th Street, a line 100 feet northwesterly of Jackson Avenue, and 47th Avenue; and
13. eliminating a Special Hunters Point Mixed Use District bounded by:
 - a) a line 115 feet westerly of 21st Street, a line 100 feet northerly of 44th Drive, a line 90 feet westerly of 21st Street, and 44th Drive; and
 - b) a line 100 feet northerly of 46th Avenue, a line 125 feet easterly of Vernon Boulevard, 46th Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46th Avenue, and a line 100 feet westerly of Vernon Boulevard;

within the Special Hunters Point Mixed Use District, as shown on a diagram (for illustrative purposes only) dated May 22, 1995 and subject to the conditions of CEQR Declaration E-65.

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

No. 9

CD 1

C 950209 ZSQ

IN THE MATTER OF an application submitted by Kmart 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 the development of a large retail establishment (Use Group 10A) in excess of 10,000 square feet of floor area on property located at 49-10 Northern Boulevard (Block 119, Lots 35 and 75, Block 120, Lots 55, 67, 76 and 110), in an M1-1 district.**

Note: This project also requires a related non-ULURP application (N 950424 ZAQ) for the grant of an authorization pursuant to Section 42-462(b) of the Zoning Resolution for the size and configuration of a zoning lot created on a permanently discontinued or terminated railroad or transit right-of-way within a general large-scale development.

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

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

NOTICE

On July 26, 1995 at 10:00 a. m. in City Hall, New York, a public hearing is being held by the City Planning Commission to receive comments related to the Draft Environmental Impact Statement concerning the proposed KMart retail store general large-scale development, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR No. 94DCP033Q.)

Note: On July 26, 1995, the Public Hearing on the following adult uses text will be heard during the regular public meeting which starts at 10:00 a.m. This hearing will adjourn at 6:00 p.m. and be continued on Thursday, July 27, 1995 at 5:30 p.m. in City Hall. See Notice on page D of the calendar.

CITYWIDE

No. 10

Citywide

N 950384 ZRY

[Amendment of the Zoning Resolution concerning the discontinuation of the moratorium on adult uses and the establishment of permanent regulations for adult uses]

IN THE MATTER OF an application submitted by the Department of City Planning and the Land Use Committee of the City Council, pursuant to Section 200 of the New York City Charter, for **amendments of the Zoning Resolution** of the City of New York, relating to Sections 11-113, 12-10, 32-00, 32-01, 32-62, 32-69, 42-00, 42-01, 42-52, 42-55, 51-00, 52-38, 52-71, 52-734, 52-77, 52-82, 72-01, 72-40, concerning adult establishments, as follows:

- Matter in ~~Graytone~~ is new, to be added;
- Matter in ~~strikeout~~ is old, to be deleted;
- Matter within # # is defined in Section 12-10;
- *** indicates where unchanged text appears in the Zoning Resolution

~~11-113~~

~~For adult establishments~~

~~Notwithstanding any other provision of this Resolution to the contrary, in all districts, no new #adult establishment# shall be allowed, nor shall any existing #adult establishment# be #enlarged# or #extended#, nor shall any #non-conforming use# be changed to an #adult establishment#, for an interim period of one year from the effective date of this amendment.~~

12-10

DEFINITIONS

Adult Establishment

An "adult establishment" is a #use# which includes:

- (a) ~~Adult bookstore — an establishment listed in Use Group 6 or 12 having as a significant portion of its stock in trade books, magazines, other periodicals, films, slides or video tapes, and which establishment is customarily not open to the public because it excludes minors by reason of age; or,~~
- (b) ~~Adult eating or drinking establishment — an eating or drinking establishment listed in Use Group 6A, 6C, 10 or 12A which customarily presents topless or nude dancers, strippers or similar entertainments, and which establishment is customarily not open to the public because it excludes minors by reason of age; or,~~
- (c) ~~Adult theater — an establishment listed in Use Group 8 or 13 which customarily presents motion pictures, films, videotapes, slide shows, or live performances featuring topless or nude dancers, strippers or similar entertainments, including an establishment where such entertainment is viewed from an enclosure, and which establishment is customarily not open to the public because it excludes minors by reason of age.~~

Adult Establishment

An "adult establishment" is a commercial establishment where a substantial portion of the establishment includes an adult book store, adult eating or drinking establishment, adult theater, or other adult commercial establishment, or any combination thereof, as defined below:

(a) An adult book store has as a substantial portion of its stock-in-trade any one or more of the following:

(1) books, magazines, periodicals or other printed matter which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas"; or,

(2) photographs, films, motion pictures, video cassettes, slides or other visual representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."

(b) An adult eating or drinking establishment regularly features any one or more of the following:

(1) live performances which are characterized by an emphasis on "specified anatomical areas" or "specified sexual activities"; or,

(2) films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas"; or;

(3) employees who, as part of their employment, regularly expose to patrons "specified anatomical areas."

(c) An adult theater regularly features one or more of the following:

(1) films, motion pictures, video cassettes, slides or similar photographic reproductions characterized by an emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas"; or;

(2) live performances characterized by an emphasis on "specified anatomical areas" or "specified sexual activities"; or;

An adult theater shall include commercial establishments where such materials or performances are viewed from individual enclosures.

(d) An other adult commercial establishment is a facility -- other than an adult book store, adult eating and drinking establishment, adult theater, commercial studio, or business or trade school -- which features employees who as part of their employment, regularly expose to patrons "specified anatomical areas."

For the purpose of defining #adult establishments#, "specified sexual activities" are: (i) human genitals in a state of sexual stimulation or arousal; (ii) actual or simulated acts of human masturbation, sexual intercourse or sodomy; or (iii) fondling or other erotic touching of human genitals, pubic region, buttock, anus or female breast.

"Specified anatomical areas" are: (i) less than completely and opaquely concealed: (a) human genitals, pubic region, (b) human buttock, anus, or (c) female breast below a point immediately above the top of the areola; or (ii) human male genitals in a discernibly turgid state, even if completely and opaquely concealed.

32-00

GENERAL PROVISIONS

In order to carry out the purposes and provisions of this Resolution, the #uses# of #buildings or other structures# and of tracts of land have been classified and combined into Use Groups. A brief statement is inserted at the start of each Use Group to describe and clarify the basic characteristics of that Use Group. Use Groups 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, including each #use# listed separately therein, are permitted in #Commercial Districts# as indicated in Sections 32-11 to 32-25, inclusive-- , except that any such #use# which is also an #adult establishment# shall, in addition, be subject to the provisions of Section 32-01

(Special Provisions for Adult Establishments)

32-01

Special Provisions for Adult Establishments

In addition to the applicable regulations for the #uses# listed in a permitted Use Group, #adult establishments# shall be subject to the following provisions:

- (a) #adult establishments# are not permitted in C1, C2, C3, C4, C5, C6-1, C6-2, or C6-3 Districts;
- (b) in C6-4, C6-5, C6-6, C6-7, C6-8, C6-9, C7 or C8 Districts, #adult establishments# shall be located at least 500 feet from a church, a #school#, a #residence district#, a C1, C2, C3, C4, C5, C6-1, C6-2, or C6-3 district, or a #manufacturing district# in which new #residences#, new #joint living-work quarters for artists# or new #loft dwellings# are allowed, under the provisions of the Zoning Resolution, as-of-right or by special permit or authorization. However, on or after the effective date of this amendment, an #adult establishment# that otherwise complies with the provision of this paragraph shall not be rendered #non-conforming# if a church or a #school# is established on or after April 10, 1995 within 500 feet of such #adult establishment#;
- (c) in C6-4, C6-5, C6-6, C6-7, C6-8, C6-9, C7, or C8 Districts, #adult establishments# shall be located at least 500 feet from another #adult establishment#;
- (d) in C6-4, C6-5, C6-6, C6-7, C6-8, C6-9, C7, or C8 Districts, no more than one #adult establishment# permitted under this Section shall be located on a #zoning lot#;
- (e) in C6-4, C6-5, C6-6, C6-7, C6-8, C6-9, C7, or C8 Districts, #adult establishments# shall not exceed in total 10,000 square feet of #floor area# and #cellar# space not used for enclosed storage or mechanical equipment;
- (f) #adult establishments# which existed on the effective date of this amendment and conform to all provisions of the Zoning Resolution relating to #adult establishments# other than the provisions of all or any combination of paragraphs (c), (d), and (e) of this Section, shall not be subject to the provisions of Section 52-77 (Termination of Adult Establishments).

32-60
SIGN REGULATIONS

32-62
Permitted Accessory Business Signs
C1, C2, C3, C4, C5, C6, C7, C8

In all districts, as indicated, #accessory business signs# are permitted subject to the provisions of the following Sections:

~~Section 32-69 (Additional Accessory Business Sign Regulations for Adult Establishments)~~

~~32-69
Additional Accessory Business Sign Regulations for Adult Establishments
C6-4, C6-5, C6-6, C6-7, C6-8, C6-9, C7, C8~~

~~#Accessory business signs# for #adult establishments# are permitted only as set forth in this Section, and are limited to locations in the districts indicated.~~

~~All permitted #accessory business signs# for #adult establishments# shall conform with all the #sign# regulations applicable in C1 Districts as set forth in this Chapter, except that the provisions of Section 32-64 (Surface Area and Illumination Provisions) shall not apply. In lieu thereof, the maximum #surface area# of all #accessory business signs# for #adult establishments# shall not exceed in the aggregate, three times the #street# frontage of the #zoning lot#, but in no event more than 150 square feet per establishment, of which no more than 50 square feet may be #illuminated# non-#flashing signs#.~~

42-00
GENERAL PROVISIONS

In order to carry out the purposes and provisions of this Resolution, the #uses# of #buildings or other structures# and of tracts of land have been classified and combined into Use Groups. A brief statement is inserted at the start of each Use Group to describe and clarify the basic characteristics of that Use Group. Use Groups 4B, 4C, 5, 6A, 6B, 7, 8, 9B, 9C, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14, 16, 17 or 18, including each #use# listed separately therein, and certain #uses# listed in Use Groups 3A, 6C, 9A, 10A or 12B are permitted in #Manufacturing

Districts# as indicated in Sections 42-11 to 42-15, inclusive—, except that any such #use# which is also an #adult establishment# shall, in addition, be subject to the provisions of Section 42-01 (Special Provisions for Adult Establishments)

42-01

Special Provisions for Adult Establishments

In addition to the applicable regulations for the #uses# listed in a permitted Use Group, #adult establishments# shall be subject to the following provisions:

- (a) #adult establishments# are not permitted in a #manufacturing district# in which #residences#, #joint living-work quarters for artists# or #loft dwellings# are, under the provisions of the Zoning Resolution, allowed as-of-right or by special permit or authorization.
- (b) in all other #manufacturing districts#, #adult establishments# shall be located at least 500 feet from a church, a #school#, a #residence district#, a C1, C2, C3, C4, C5, C6-1, C6-2, or C6-3 district, or a #manufacturing district# in which new #residences#, new #joint living-work quarters for artists# or new #loft dwellings# are allowed, under the provisions of the Zoning Resolution, as-of-right or by special permit or authorization. However, on or after the effective date of this amendment, an #adult establishment# that otherwise complies with the provision of this paragraph shall not be rendered #non-conforming# if a church or a #school# is established on or after April 10, 1995 within 500 feet of such #adult establishment#.
- (c) #adult establishments# shall be located at least 500 feet from another #adult establishment#.
- (d) no more than one #adult establishment# permitted under this Section shall be located on a #zoning lot#.
- (e) that #adult establishments# shall not exceed in total 10,000 square feet of #floor area# and #cellar# space not used for enclosed storage or mechanical equipment.
- (f) #adult establishments# which existed on the effective date of this amendment and conform to all provisions of the Zoning Resolution relating to #adult establishments# other than the provisions of all or any combination of paragraphs (c), (d), and (e) of this Section, shall not be subject to the provisions of Section 52-77 (Termination of Adult Establishments).

42-50
SIGN REGULATIONS

42-52
Permitted Accessory Business Signs or Advertising Signs
M1, M2, M3

In all districts, as indicated, #accessory business signs# or #advertising signs# are permitted with no restriction on size, illumination or otherwise, except as otherwise provided in Section 42-54 (Special Provisions Applying along District Boundaries) and subject to the provisions of Section 42-53 (Additional Regulations for Advertising Signs) and ~~Section 42-55 (Additional Regulations for Business and Advertising Signs in Certain Manufacturing Districts), and Section 42-55 (Additional Accessory Business Sign Regulations for Adult Establishments)~~

42-55
~~Additional Accessory Business Sign Regulations for Adult Establishments~~
M1, M2, M3

~~In all districts, as indicated, all permitted #accessory business signs# for #adult establishments# shall conform with the provisions of this Chapter, except that the maximum #surface area# of all #accessory business signs# for #adult establishments# shall not exceed, in the aggregate, three times the #street# frontage of the #zoning lot#, but in no event more than 150 square feet per establishment, of which no more than 50 square feet may be #illuminated# and no portion thereof may be #flashing#~~

~~No #accessory business signs# for #adult establishments# shall be permitted on the roof of any #building#, nor shall such signs extend above #curb level# at a height greater than 25 feet.~~

ARTICLE V
NON-CONFORMING USES AND NON-COMPLYING BUILDINGS

CHAPTER 1
STATEMENT OF LEGISLATIVE INTENT

51-00
PURPOSE OF REGULATIONS GOVERNING NON-CONFORMING USES AND
NON-COMPLYING BUILDINGS

In the case of a few objectionable non-conforming uses which are detrimental to the character of residence the districts in which such uses are located, a reasonable statutory period of life is established for such uses, in order to permit the owner gradually to make his plans for the future during the period when he the owner is allowed to continue the non-conforming uses of his the property, thereby minimizing any loss, while at the same time assuring the public that the district in which such non-conformity exists will eventually benefit from a more nearly uniform character.

52-30 CHANGE OF NON-CONFORMING USE

52-38 Special Regulations for Adult Establishments

In all districts, a #non-conforming use# may not be changed, initially or in any subsequent change, to an #adult establishment#, except as provided in Section 32-01 (Special Provisions for Adult Establishments) or Section 42-01 (Special Provisions for Adult Establishments).

52-70 TERMINATION OF CERTAIN NON-CONFORMING USES AFTER AMORTIZATION

52-71 General Provisions

In specified districts, specific #non-conforming signs#, specific #non-conforming uses# of #land with minor improvements#, specific #non-conforming# objectionable #uses#, certain specific types of #uses# involving open storage or salvage, #non-conforming# #adult establishments#, or certain #non-conforming public parking lots# may be continued for a reasonable period of useful life as set forth in this Chapter, provided that after the expiration of that period such #non-conforming uses# shall terminate in accordance with the provisions of this Chapter.

52-73

Non-conforming Signs

52-734

Non-conforming accessory business signs for adult establishments

In all districts, a #non-conforming accessory business sign# for an #adult establishment# shall terminate within one year from the effective date of this amendment or from such later date that such #sign# becomes #non-conforming#, except that such #sign# may be continued for a limited period of time by the Board of Standards and Appeals pursuant to Section 72-40 (Amortization of Certain Adult Establishments and Signs for Adult Establishments).

52-77

Termination of Adult Establishments

In all districts, a #non-conforming# #adult establishment# shall terminate within one year from the effective date of this amendment or from such later date that the #adult establishment# becomes #non-conforming#, except that such establishment may be continued for a limited period of time by the Board of Standards and Appeals pursuant to Section 72-40 (Amortization of Certain Adult Establishments and Signs for Adult Establishments). However, the provisions of this Section shall not apply to an #adult establishment# subject to the provisions of paragraph (f) of Section 32-01 or 42-01 (Special Provisions for Adult Establishments).

52-80

REGULATIONS APPLYING TO NON-CONFORMING SIGNS

52-82

Non-Conforming Business Signs

Any #non-conforming accessory business sign#, except a #flashing sign# or a #sign# subject to the provisions of Section 52-734 (Non-conforming accessory business signs for adult establishments), may be structurally altered, reconstructed, or replaced in the same location and position, provided that such structural alteration, reconstruction, or replacement does not result in:

- (a) the creation of a new #non-conformity# or an increase in the degree of #non-conformity# of such #sign#;
- (b) an increase in the #surface area# of such #sign#; or
- (c) an increase in the degree of illumination of such #sign#.

However, any structural alteration, reconstruction or replacement of a #non-conforming sign accessory# to a #non-conforming use# shall be subject to the provisions of Section 52-31 (General Provisions).

To the extent that such structural alteration, reconstruction, or replacement of #non-conforming accessory business signs# is permitted under the provisions of this Section, the provisions of the following Sections are modified:

Section 52-22 (Structural Alterations)

Sections 52-51 to 52-55, inclusive, relating to Damage or Destruction.

72-01

General Provisions

The Board of Standards and Appeals (referred to hereinafter as the Board) shall have the power, pursuant to the provisions of the New York City Charter and of this Resolution, after public notice and hearing:

- (f) to make such administrative determinations and findings as may be set forth in this Resolution at Sections 15-021 and 15-50 et seq., or pursuant to Section 72-40 (Amortization of Certain Adult Establishments and Signs for Adult Establishments).

72-40

AMORTIZATION OF CERTAIN ADULT ESTABLISHMENTS AND SIGNS FOR ADULT ESTABLISHMENTS

The Board of Standards and Appeals may permit any #non-conforming# #adult establishment# or any #non-conforming accessory business sign# for an #adult establishment# to continue for a limited period of time beyond that provided for in Section 52-734 (Non-conforming accessory business signs for adult establishments) or Section 52-77 (Termination of Adult Establishments), provided that:

- (a) an application is made by the owner of such establishment to the Board of Standards and Appeals at least 120 days prior to the date on which such establishment or #sign# must terminate;
- (b) the Board shall find, in connection with such establishment or #sign#, that:
- (1) the applicant had made, prior to the #non-conformity#, substantial financial expenditures related to the #non-conformity#; and
 - (2) the applicant has not recovered substantially all of the financial expenditures related to the #non-conformity#; and
 - (3) the period for which such establishment or #sign# may be permitted to continue is the minimum period sufficient for the applicant to recover substantially all of the financial expenditures incurred related to the #non-conformity#.

For the purpose of this Section, "financial expenditures" shall mean the capital outlay made by the applicant to establish the #adult establishment# or #sign#, exclusive of the fair market value of the #building# in which such #use# or #sign# is located and exclusive of any improvements unrelated to the #non-conforming# #adult establishment# or #non-conforming accessory business sign# for #adult establishments#.

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

II. PUBLIC HEARINGS**BOROUGH OF THE BRONX**

No. 11

CD 6

C 930321 PQX

PUBLIC HEARING:

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 acquisition of property located at 899/919 East 180th Street (Block 3125, Lot 1), for continued use as a day care center (Cardinal McCloskey Child Development Center #2).

(On June 21, 1995, Cal. No. 1, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 12

C 920585 ZMX

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 No. 2a:

- 1) changing from an R5 district to an R4A district property bounded by a corporate boundary line of the City of New York, a line 100 feet west of White Plains Road, East 242nd Street, Richardson Avenue, a line perpendicular to the east street line of Richardson Avenue distant 250 feet south of the intersection of the south street line of East 242nd Street and the east street line of Richardson Avenue, a line 100 feet east of Richardson Avenue, a line 100 feet north of East 241st Street, Bullard Avenue, a line 250 feet south of East 242nd Street, and a line midway between Carpenter Avenue and Bronx Boulevard and its north prolongation;
- 2) changing from an R5 district to an R6A district property bounded by a corporate boundary line of the City of New York, White Plains Road, East 243rd Street, a line 150 feet east of White Plains Road, East 241st Street, a line 100 feet east of Richardson Avenue, a line perpendicular to the east street line of Richardson Avenue distant 250 feet south of the intersection of the south street line of East

242nd Street and the east street line of Richardson Avenue, Richardson Avenue, East 242nd Street, and a line 100 feet west of White Plains Road;

- 3) changing from an R6 district to an R5 district property bounded by East 241st Street, White Plains Road, East 239th Street, a line 150 feet east of Richardson Avenue, East 240th Street, a line 125 feet east of Richardson Avenue, a line 100 feet south of East 241st Street, Matilda Avenue, East 239th Street, a line 125 feet east of Richardson Avenue, Nereid Avenue, a line midway between Carpenter Avenue and Bronx Boulevard, East 239th Street, a line 100 feet west of Bronx Boulevard, a line 300 feet north of the intersection of the north street line of East 239th Street and the east street line of Bullard Avenue, and Bullard Avenue;
- 4) changing from an R6 district to an R4A district property bounded by a line 100 feet south of East 241st Street, a line 125 feet east of Richardson Avenue, East 240th Street, a line 150 feet east of Richardson Avenue, East 239th Street, and Matilda Avenue; and
- 5) changing from an M1-1 district to an R5 district property bounded by Bissel Avenue, Barnes Avenue, East 239th Street, and Byron Avenue;

as shown on a diagram (for illustrative purposes only) dated March 27, 1995 and subject to the conditions of CEQR Declaration E-63.

(On June 21, 1995, Cal. No. 2, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 2

C 930318 PQX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services pursuant to Section 197-c of the New York City Charter for acquisition of property located at 616/650 Casanova Street (Block 2765, Lot 177), for continued use as a garage.

(On June 21, 1995, Cal. No. 3, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 5

C 860722 MMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Board of Education pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code, for **an amendment to the City Map** involving the elimination, discontinuance and closing of a portion of Davidson Avenue between West Tremont Avenue and West 177th Street, and the adjustment of grades and block dimensions in the vicinity thereof, **and any acquisition or disposition of real property related thereto**, in accordance with Map No. 13036 dated January 17, 1995 and signed by the Borough President.

(On June 21, 1995, Cal. No. 4, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 15

CD 5

C 940241 PPX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter, for **the disposition of one (1) city-owned property located at 2030-2034 Creston Avenue** (Block 2808, Lot 75) pursuant to zoning.

(On June 21, 1995, Cal. No. 5, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 16

CD 1

C 930248 PQX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services, pursuant to Section 197-c of the New York

City Charter, for acquisition of property located at 720/780 East 132nd Street (Block 2543, Lot 60), for continued use as a garage and repair facility.

(On June 21, 1995, Cal. No. 6, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 12

C 940143 PPX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of:

1. Two (2) city-owned properties pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
4966	26	East side of Pratt Avenue, 332.94 feet north of Lustre Street.
4573	112	Interior lot, 100 feet east of Matthews Avenue and 250.06 feet north of Adee Avenue.

2. Two (2) city-owned properties pursuant to AHOP. If AHOP disposition is unsuccessful, disposition would be pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
4865	50	4110 Bronxwood Avenue.
4632	22	Southwest corner of Barnes Avenue and Magenta Street.

(On June 21, 1995, Cal. No. 7, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 18

CD 7

C 950319 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Davidson Pipe Supply Co., Inc. 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 the development of a retail establishment in excess of 10,000 square feet of floor area on property bounded by 2nd Avenue, 37th Street, 3rd Avenue and the relocated right-of-way of the South Brooklyn Railway (Block 699, Lot 1) to facilitate construction of an approximately 151,000 square foot development in an M-1 District.

Note: This project also requires a related non-ULURP application (N 950320 ZAK) for the grant of an authorization pursuant to Section 42-462(b) of the Zoning Resolution for the size and configuration of a zoning lot created on a permanently discontinued or terminated railroad or transit right-of-way within a general large-scale development.

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

(On June 21, 1995, Cal. No. 8, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On July 12, 1995 at 10:00 a. m. in Spector Hall, 22 Reade Street, New York, a public hearing is being held by the City Planning Commission to receive comments related to the Draft Environmental Impact Statement concerning the proposed Davidson Shopping Center general large-scale development, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR No. 94DCP019K.)

No. 19

CD 3

C 950170 PPK

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 856 Quincy Street, (Block 1633, Lot 58), restricted to community facility use.** If unsuccessful, disposition would be pursuant to zoning.

(On June 21, 1995, Cal. No. 9, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 20

CD 5

C 950178 PCK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department for the Aging and the Department of General Services, pursuant to Section 197-c of the New York City Charter for **site selection and acquisition of property located at 114 Pennsylvania Avenue (Block 3688, Lot 25), for use as a senior citizens center.**

(On June 21, 1995, Cal. No. 10, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 21

CD 6

N 950015 NPK

PUBLIC HEARING:

IN THE MATTER OF a plan concerning a portion of Brooklyn Community District #6, submitted by Brooklyn Community Board #6, for consideration pursuant to Section 197-a of the New York City Charter. The proposed plan for adoption is called **"Red Hook - A Plan For Community Regeneration."**

The proposed plan can be seen at the City Planning Commission, 22 Reade Street, Room 6N, New York, New York 10007.

(On June 21, 1995, Cal. No. 11, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 22

CD 7

C 950114 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Geloda/Briarwood Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-461, 13-462 and 74-52 of the Zoning Resolution to allow an attended parking garage with a maximum of 57 accessory spaces and 85 public parking spaces in an existing parking garage*, on the ground floor of a building located at 100 West 89th Street (Block 1219, Lot 30), in a C1-9/R7-2 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, N.Y. 10007.

*Note: An application (C 850337 ZSM) for the grant of a special permit pursuant to Sections 13-462 and 74-52 of the Zoning Resolution to allow a maximum of 32 attended accessory off-street parking spaces and 47 attended public parking spaces was previously approved by the City Planning Commission on March 18, 1987 (Cal. No. 43) and by the Board of Estimate on April 30, 1987 (Cal. No. 1).

(On June 21, 1995, Cal. No. 12, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

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 residential units** pursuant to zoning.

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 2 Lafayette Street, 14th Floor, New York, NY 10007.

(On June 21, 1995, Cal. No. 13, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of General Services, pursuant to Section 197-c of the City Charter, for **the disposition of two (2) city-owned residential units located at 150 W. 51st Street (Block 1003, Lots 1208 and 1398)**, pursuant to zoning.

(On June 21, 1995, Supplemental Cal. No. 1, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Burlington Coat Factory pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** and pursuant to Section 74-922 of the Zoning Resolution to **allow a large retail establishment with no limitation on floor area (Use Group 10A)** within an M1-5M District, on property located at **116 West 23rd Street (Block 798, Lot 41)**.

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

(On June 21, 1995, Supplemental Cal. No. 2, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 26

CD 5

C 940719 PQQ

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 66-26 Metropolitan Avenue (Block 3605, Lot 1), for continued use as a warehouse.**

(On June 21, 1995, Cal. No. 14, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 8

C 950297 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Queens Office of 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. 14a, 14b, 14c and 14d:**

1. eliminating from an existing R4 District a C1-2 District bounded by:
 - a) a line 100 feet north of Coolidge Avenue, Parsons Boulevard, 84th Road, and a line 150 feet west of Parsons Boulevard; and
 - b) 86th Avenue, Parsons Boulevard, 87th Avenue, and a line 150 feet west of Parsons Boulevard;

2. eliminating from an existing R5 District a C1-2 District bounded by Main Street, Manton Street, a line 100 feet south of 84th Drive, a line 100 feet east of Queens Boulevard, a line normal to a point on the westerly street line of 139th Street distant 200 feet northerly from the intersection of the northerly street line of 86th Avenue and the westerly street line of 139th Street, 139th Street, 86th Avenue, and Queens Boulevard;
3. eliminating from an existing R5 District a C2-2 District bounded by:
 - a) Parsons Boulevard, Hillside Avenue, a line 100 feet west of Parsons Boulevard, a line midway between 87th Road and Hillside Avenue, a line 150 feet west of Parsons Boulevard, 87th Road, and 155th Street; and
 - b) a line 100 feet north of Hillside Avenue, 150th Street, Hillside Avenue, and the northerly prolongation of the center line of 146th Street;
4. changing from an R4 District to an R3A District property bounded by Hoover Avenue, a line 100 feet west of Parsons Boulevard, 87th Avenue, 148th Street, 85th Avenue, a line perpendicular to a point on the northwest street line of 85th Avenue distant 550 feet northerly from the intersection of the northerly street line of 85th Drive and the westerly street line of 144th Street, 84th Drive, Smedley Street, 84th Road, Daniels Street, Pershing Crescent, Lander Street, a line perpendicular to a point on the easterly street line of Lander Street distant 75 feet northerly from the intersection of the northerly street line of Pershing Crescent and the easterly street line of Lander Street, a line 120 feet west of Daniels Street, a line perpendicular to a point on the westerly street line of Daniels Street distant 200 feet southerly from the intersection of the southerly street line of Hoover Avenue and the westerly street line of Daniels Street, Daniels Street, 84th Avenue, and Smedley Street;
5. changing from an R5 District to an R3A District property bounded by 87th Avenue, a line 100 feet west of Parsons Boulevard, a line 100 feet west of 155th Street, 87th Road, a line 100 feet west of Parsons Boulevard, a line 100 feet north of Hillside Avenue, and a line 100 feet east of 144th Street;
6. changing from an R6 District to an R3A District property bounded by:
 - a) 84th Road, Smedley Street, a line 100 feet south of 84th Road, and Daniels Street; and
 - b) Pershing Crescent, 84th Drive, Burden Crescent, and a line passing through two points: one on the northerly street line of Burden Crescent distant 350 feet northwesterly from the intersection of the northerly street line of 84th Drive and the easterly street line of Burden Crescent and the other on the southerly street line of Pershing Crescent distant 650 feet northwesterly from the intersection

of the northerly street line of 84th Drive and the westerly street line of Pershing Crescent;

7. changing from an R4 District to an R3-1 District property bounded by Hoover Avenue, Main Street, 82nd Drive, and 138th Street;
8. changing from an R4 District to an R4-1 District property bounded by 85th Avenue, 148th Street, 87th Avenue, 144th Street, 87th Avenue, 139th Street, 86th Avenue, 143rd Street, 84th Drive and a line perpendicular to a point on the northwest street line of 85th Avenue distant 550 feet northerly from the intersection of the northerly street line of 85th Drive and the westerly street line of 144th Street;
9. changing from an R5 District to an R4-1 District property bounded by 87th Avenue, 144th Street, 87th Avenue, a line 100 feet east of 144th Street, a line 100 feet north of Hillside Avenue, and 139th Street;
10. changing from an R6 District to an R4-1 District property bounded by a line 100 feet south of 85th Drive, 143rd Street, 86th Avenue, and a line perpendicular to a point on the northerly street line of 86th Avenue distant 295 feet easterly from the intersection of the northerly street line of 86th Avenue and the easterly street line of 139th Street;
11. changing from an R5 District to an R6 District property bounded by a line 100 feet north of Hillside Avenue, 150th Street, Hillside Avenue, and the northerly prolongation of the center line of 146th Street;
12. changing from an R4 District to an R6A District property bounded by Hoover Avenue, Smedley Street, 84th Avenue, Daniels Street, a line perpendicular to a point on the westerly street line of Daniels Street distant 200 feet southerly from the intersection of the southerly street line of Hoover Avenue and the westerly street line of Daniels Street, a line 120 feet west of Daniels Street, a line perpendicular to a point on the easterly street line of Lander Street distant 75 feet northerly from the intersection of the northerly street line of Pershing Crescent and the easterly street line of Lander Street, Lander Street, 84th Road, Main Street, 141st Street, 83rd Avenue, the southerly prolongation of 138th Street, 82nd Drive, and Main Street;
13. changing from an R5 District to an R6A District property bounded by 84th Road, Manton Street, a line 100 feet south of 84th Drive, a line 100 feet east of Queens Boulevard, a line normal to a point on the westerly street line of 139th Street distant 200 feet northerly from the intersection of the northerly street line of 86th Avenue and the westerly street line of 139th Street, 139th Street, 86th Avenue, and Queens Boulevard;

14. changing from a R6 District to an R6A District property bounded by Union Turnpike, 134th Street, 83rd Avenue, Manton Street, a line 100 feet south of 84th Drive, a line 100 feet east of Queens Boulevard, a line normal to a point on the westerly street line of 139th Street distant 200 feet northerly from the intersection of the northerly street line of 86th Avenue and the westerly street line of 139th Street, 139th Street, 86th Avenue, a line perpendicular to a point on the northerly street line of 86th Avenue distant 295 feet easterly from the intersection of the northerly street line of 86th Avenue and the easterly street line of 139th Street, a line 100 feet south of 85th Drive, 143rd Street, 84th Drive, Smedley Street, a line 100 feet south of 84th Road, Daniels Street, Pershing Crescent, 84th Drive, Burden Crescent, a line passing through two points: one on the northerly street line of Burden Crescent distant 350 feet northwesterly from the intersection of the northerly street line of 84th Drive and the easterly street line of Burden Crescent and the other on the southerly street line of Pershing Crescent distant 650 feet northwesterly from the intersection of the northerly street line of 84th Drive and the westerly street line of Pershing Crescent, Pershing Crescent, Lander Street, 84th Road, Main Street, 141st Street, 83rd Avenue, and 138th Street and its southerly prolongation;
15. changing from a C8-1 District to an R6B District property bounded by 86th Avenue, 139th Street, 87th Avenue, and Queens Boulevard;
16. changing from a C8-1 District to a C4-3A District property bounded by 86th Avenue, Queens Boulevard, 87th Avenue, and Van Wyck Expressway Service Road;
17. establishing within an existing R4 District a C1-4 District bounded by:
 - a) a line 100 feet north of Coolidge Avenue, Parsons Boulevard, 84th Road, and a line 100 feet west of Parsons Boulevard;
 - b) 84th Drive, Parsons Boulevard, 85th Avenue, and a line 100 feet west of Parsons Boulevard; and
 - c) 86th Avenue, Parsons Boulevard, 87th Avenue, and a line 100 feet west of Parsons Boulevard;
18. establishing within an existing R5 District a C2-4 District bounded by Parsons Boulevard, Hillside Avenue, a line 100 feet west of Parsons Boulevard, and 155th Street;
19. establishing within a proposed R6A District a C1-4 District bounded by Main Street, Manton Street, a line 100 feet south of 84th Drive, a line 100 feet east of Queens Boulevard, a line normal to a point on the westerly street line of 139th

Street distant 200 feet northerly from the intersection of the northerly street line of 86th Avenue and the westerly street line of 139th Street, 139th Street, 86th Avenue, and Queens Boulevard;

20. establishing within a proposed R6B District a C1-4 District bounded by 86th Avenue, 139th Street, 87th Avenue, and Queens Boulevard; and
21. establishing within a proposed R6 District a C2-4 District bounded by a line 100 feet north of Hillside Avenue, 150th Street, Hillside Avenue, and the northerly prolongation of 146th Street,

as shown on a diagram (for illustrative purposes only) dated March 27, 1995 and subject to the conditions of CEQR Declaration E-64.

(On June 21, 1995, Cal. No. 15, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

CD 1

C 940193 PQQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of General Services pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 34-12/14 34th Avenue (Block 642, Lot 30), for continued use as a section station.

(On June 21, 1995, Cal. No. 16, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 29

CD 2

C 940691 PCR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of General Services, pursuant to

Section 197-c of the New York City Charter for site selection of city-owned property:

Block	Lots
7534	210
7550	1, 2, 13, 19, 23, 125

and site selection and acquisition of privately-owned property:

Block	Lots
7534	1, 203, 220
7540	28, p/o 48, p/o 49, p/o 52, p/o 66,
7550	100, p/o 72
7558	20, 40, 60
7561	12, 15, 20, 23, 25, 32, 35
7562	80, 85, 90, 93, p/o 30
7971	p/o 1, p/o 100, p/o 125
7983	100, 110, p/o 16

including the bed of the following mapped streets:

**Winans Street, east of Weiner Street;
Weir Street, west of Amboy Road;**

within the area generally bounded by the West Shore Expressway/ Richmond Parkway Interchange, Amboy Road, the Staten Island Rapid Transit Right-of Way, Richmond Valley Road, and the Arthur Kill, for conveyance and storage of stormwater and as open space.

(On June 21, 1995, Cal. No. 17, the Commission scheduled July 12, 1995 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BRONX

No. 30

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.

(On May 24, 1995, Cal. No. 3, the Commission scheduled June 7, 1995 for a public hearing. On June 7, 1995, Cal. No. 7, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

Nos. 31 and 32

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

No. 31

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.

(On May 24, 1995, Cal. No. 4, the Commission scheduled June 7, 1995 for a public hearing. On June 7, 1995, Cal. No. 8, the hearing was closed.)

For consideration.

No. 32

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.

(On May 24, 1995, Cal. No. 5, the Commission scheduled June 7, 1995 for a public hearing. On June 7, 1995, Cal. No. 9, the hearing was closed.)

For consideration.

No. 33

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.

(On May 24, 1995, Cal. No. 6, the Commission scheduled June 7, 1995 for a public hearing. On June 7, 1995, Cal. No. 10, the hearing was closed.)

For consideration.

No. 34

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.

(On May 24, 1995, Cal. No. 7, the Commission scheduled June 7, 1995 for a public hearing. On June 7, 1995, Cal. No. 11, the hearing was closed.)

For consideration.

 BOROUGH OF MANHATTAN

No. 35

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.

(On May 24, 1995, Cal. No. 8, the Commission scheduled June 7, 1995 for a public hearing. On June 7, 1995, Cal. No. 12, the hearing was closed.)

For consideration.

No. 36

CD 5,6

C 940304 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. 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. On May 24, 1995, Cal. No. 16, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 37

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.**

(On May 24, 1995, Cal. No. 9, the Commission scheduled June 7, 1995 for a public hearing. On June 7, 1995, Cal. No. 13, the hearing was closed.)

For consideration.

No. 38

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.

(On May 24, 1995, Cal. No. 10, the Commission scheduled June 7, 1995 for a public hearing. On June 7, 1995, Cal. No. 14, the hearing was closed.)

For consideration.

 No. 39

CD 3,4,6,7,8,9

N 950539 HKQ

IN THE MATTER OF an a communication dated May 19, 1995, from the Chairman of the Landmarks Preservation Commission regarding the landmarking of the Unisphere and the Surrounding Pool located in Flushing Meadow - Corona Park (Block 2018, part of Lot 1), designated by the Landmarks Preservation Commission on May 10, 1995 (List No. 263).

For consideration.

 No. 40

(Request for the grant of an authorization to allow a commercial use in a new development (an addition to an existing building) and to allow a change of use from residential to commercial of an existing building located within the Special Hunters Point Mixed Use District)

CD 2

N 920633 ZAQ

IN THE MATTER OF an application submitted by Enrique A. Ochoa and Jacob Sebag, Partners, for the grant of an authorization pursuant to the following sections of the Zoning Resolution:

- o Section 117-32 (a) to allow a commercial use in a new development (an addition to an existing building) not permitted by the provisions of Section 117-31; and

- **Section 117-32 (b) to allow a change of use from residential to commercial of an existing 3-story building in an M3-1 District,**

on property located at 21-52 44th Drive (Block 78, Lot 36), within the Special Hunters Point Mixed Use 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.

For consideration.

BOROUGH OF STATEN ISLAND

No. 41

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, NY 10301.

(On May 24, 1995, Cal. No. 11, the Commission scheduled June 7, 1995 for a public hearing. On June 7, 1995, Cal. No. 15, the hearing was closed.)

For consideration.

Nos. 42 and 43

(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. 42

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.~~

~~107-49f~~

~~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 18 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 Androvetta Street*), Sharrotts Road*, a line 200 feet west of Arthur Kill Road and Ellis Road*,

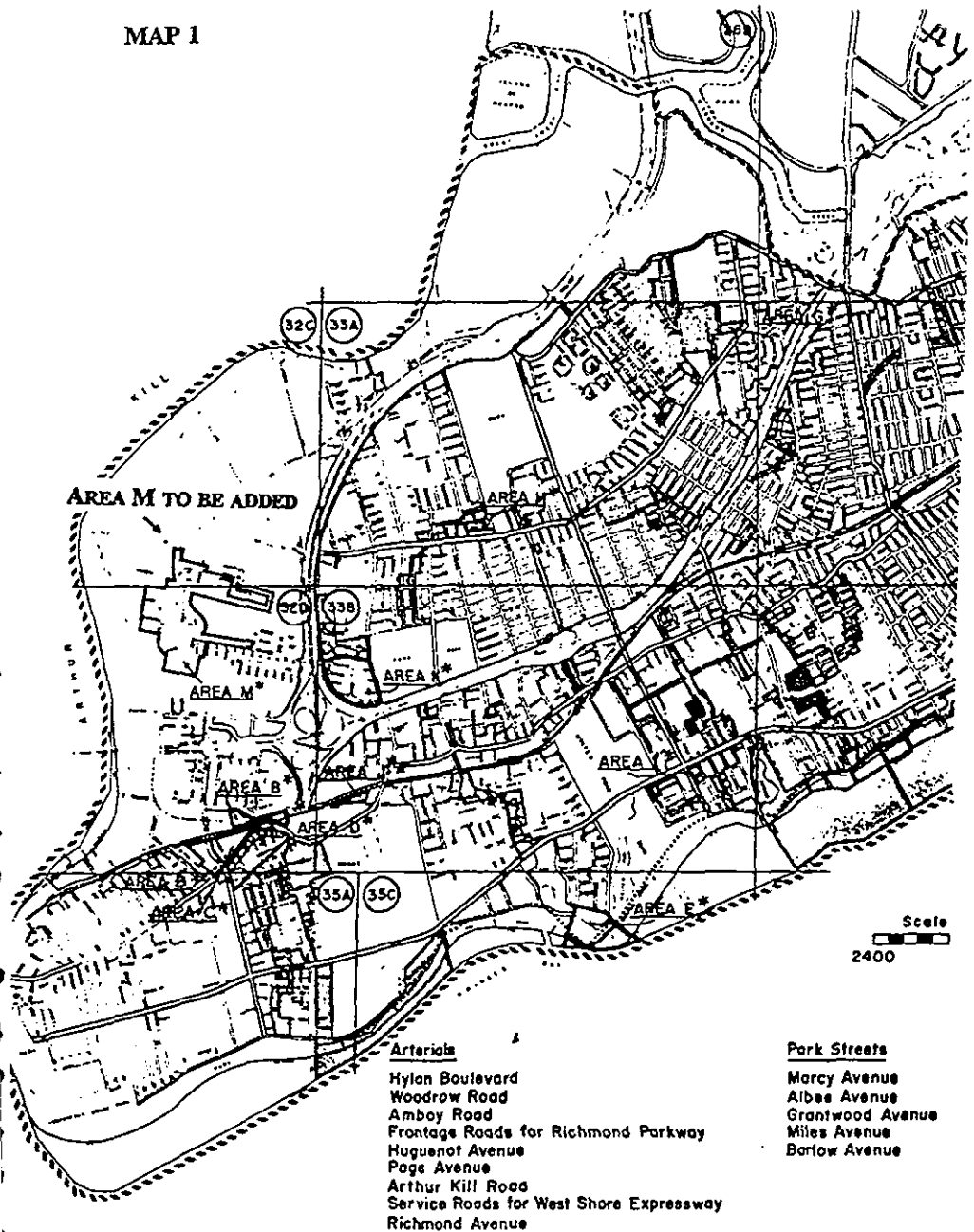
as shown on a diagram (N 950342 ZRR).

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

(MAPS 1, 2, AND 3
ARE SHOWN ON PAGES 79-84
FOR FULLER GRAPHICAL CLARITY)

Ref. N 950342 ZRR

MAP 1







SOUTH RICHMOND SPECIAL DISTRICT

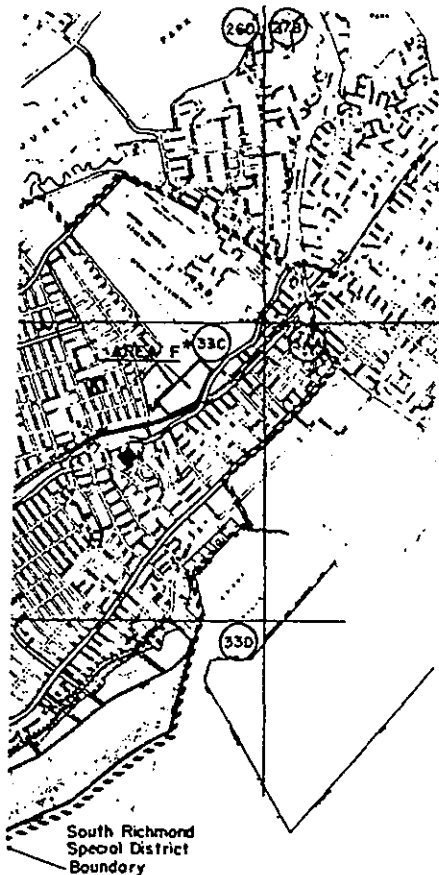
District Plan

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,F,K see PLAN MAPS 32D, 33C, 33B, 35A



In Feet
0 2400

Railroads

Staten Island Rapid Transit Right of Way

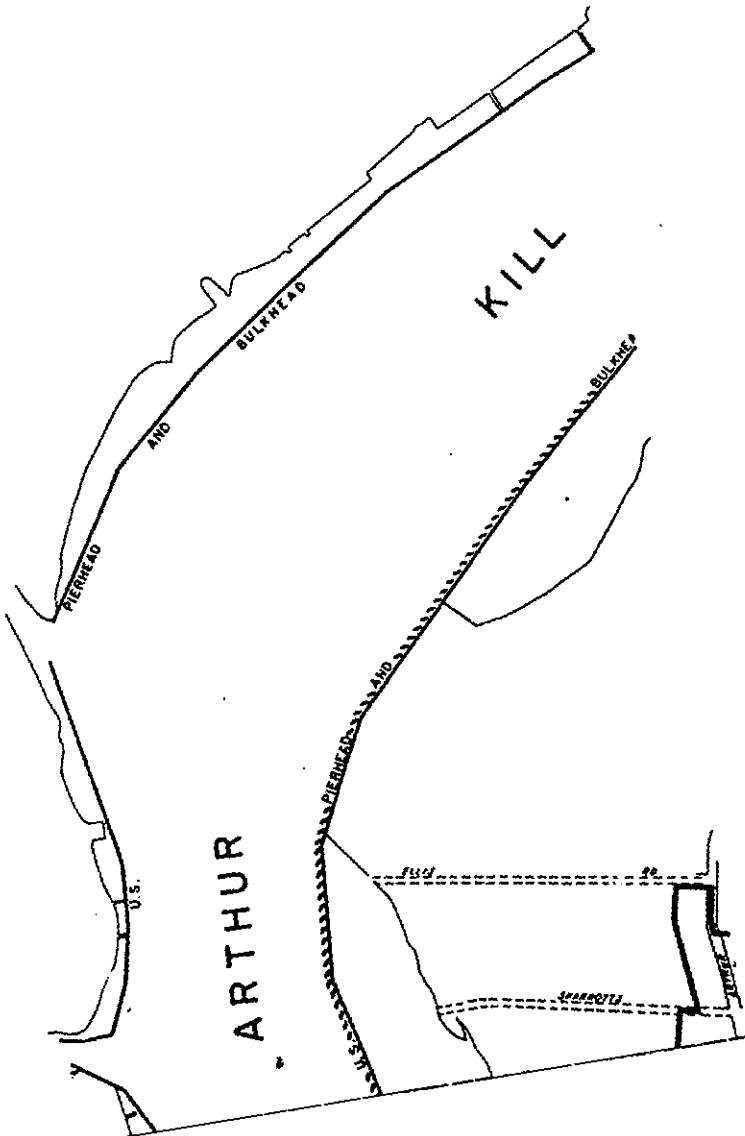
MAP 2

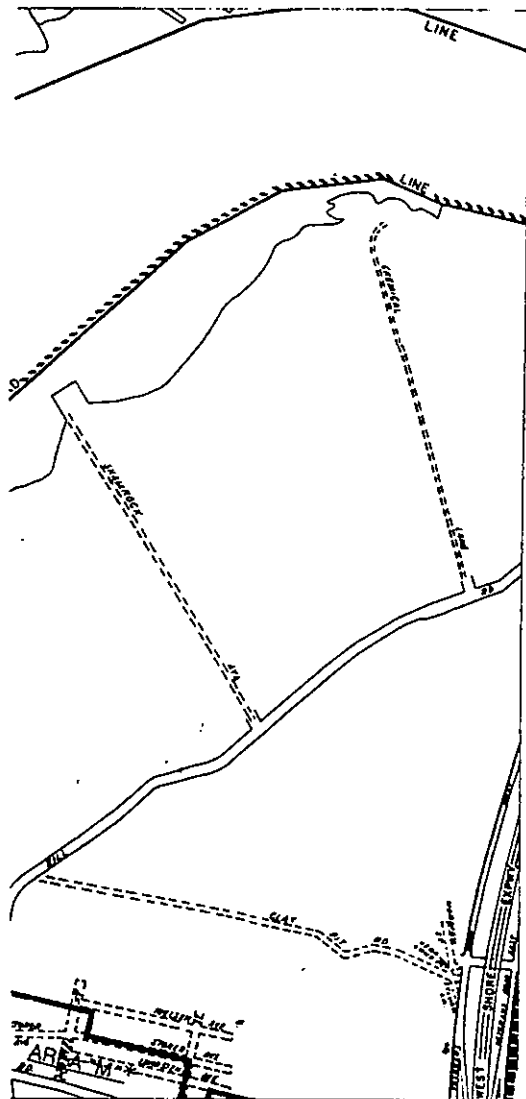
NEW

JERSEY

KILL

ARTHUR





← AREA M TO BE ADDED

CITY PLANNING COMMISSION
THE CITY OF NEW YORK

SOUTH RICHMOND

SPECIAL DISTRICT PLAN

MAP KEY

N	26b	26d	27b
32c	33a	33c	34a
32d	33b	33d	
35a	35c		



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:

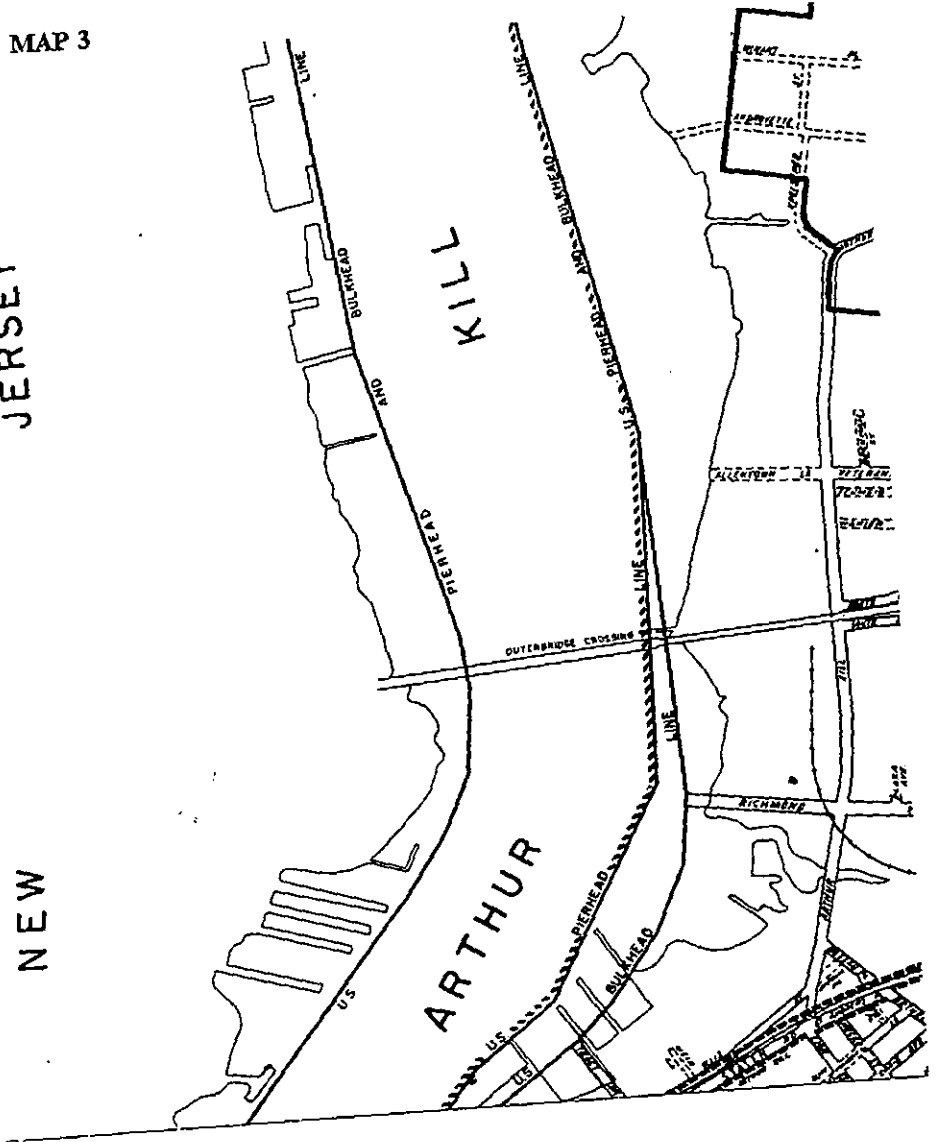


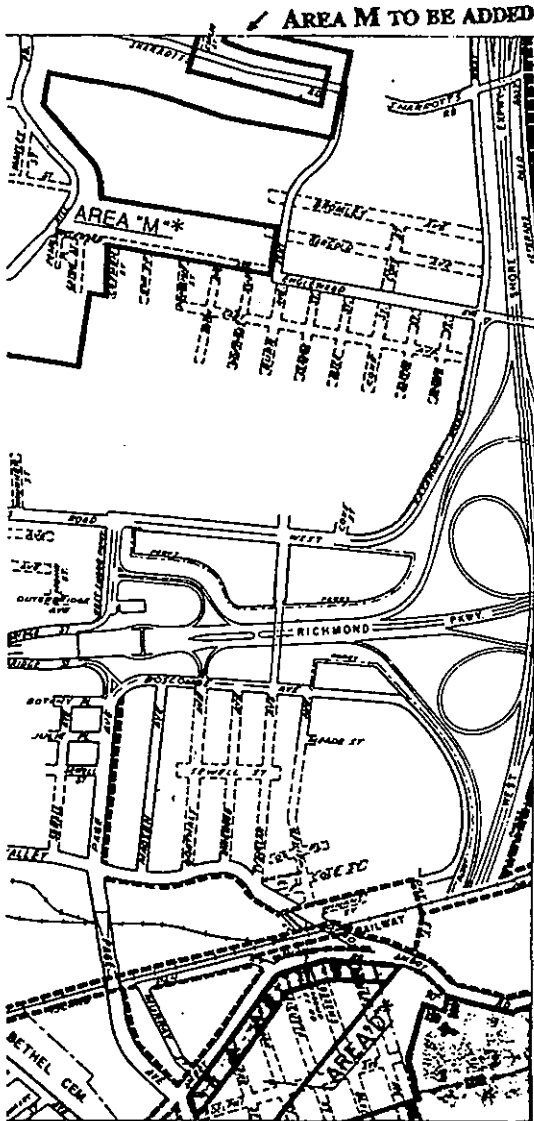
32c

MAP 3

JERSEY

NEW



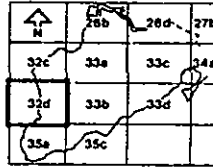








CITY PLANNING COMMISSION
THE CITY OF NEW YORK

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:



(On May 24, 1995, Cal. No. 12, the Commission scheduled June 7, 1995 for a public hearing. On June 7, 1995, Cal. No. 16, the hearing was closed.)

For consideration.

32d

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 Road*,

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.

(On May 24, 1995, Cal. No. 13, the Commission scheduled June 7, 1995 for a public hearing. On June 7, 1995, Cal. No. 17, the hearing was closed.)

For consideration.

No. 44

CD 3

N 950550 HKR

IN THE MATTER OF an a communication dated May 26, 1995, from the Chairman of the Landmarks Preservation Commission regarding the **landmarking of the New York Public Library, Tottenville Branch, located at 7430 Amboy Road** (Block 7899, Lot 9), designated by the Landmarks Preservation Commission on May 16, 1995 (List No. 264).

For consideration.

 No. 45

CD 3

N 950551 HKR

IN THE MATTER OF an a communication dated May 26, 1995, from the Chairman of the Landmarks Preservation Commission regarding the **landmarking of the Westfield Township District School #5, now P.S. 1 Annex, located at 58 Summit Street** (Block 7898, part of Lot 1), designated by the Landmarks Preservation Commission on May 16, 1995 (List No. 264).

For consideration.

 No. 46

CD 3

N 950552 HKR

IN THE MATTER OF an a communication dated May 26, 1995, from the Chairman of the Landmarks Preservation Commission regarding the **landmarking of the Westfield Township District School #7, later Public School No. 4, located at 4210-4212 Arthur Kill Road** (Block 7315, part of Lot 7), designated by the Landmarks Preservation Commission on May 16, 1995 (List No. 264).

For consideration.

 No. 47

(Request for the grant of authorizations to allow the construction of a single-family residential structure within a Special Natural District 1)

CD 2

N 950159 ZAR

IN THE MATTER OF an application submitted by Thomas Costa, pursuant to:

1. Section 105-421 of the Zoning Resolution for the **grant of authorizations for the modification of existing topography; and**
2. Section 105-423 of the Zoning Resolution for the **alteration of botanic environment or removal of trees,**

to facilitate the construction of a single-family residential structure on property located at 792 Todt Hill Road, (Block 905, Lots 50 and 500), in an R1-2 District within a Special Natural Area District 1.

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

For consideration.
