

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, NOVEMBER 20, 1996**  
**10:00 A.M. CITY HALL**  
**NEW YORK, NEW YORK 10007**

**Rosa R. Romero, 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 920428 MMX	2	Scheduled to be Heard 12/4/96	19	C 940627 DMK	3	Hearing Closed
2	C 970066 HDK	13	" "	20	C 940629 DMK	1	" "
3	C 970067 PPK	13	" "	21	C 960536 ZSK	2	" "
4	C 970068 ZSK	13	" "	22	N 970230 PXK	2	" "
5	C 960498 ZMM	5	" "	23	C 920164 PPM	11	" "
6	C 960504 ZSM	1	" "	24	C 920304 PPM	11	" "
7	C 940527 PPQ	12	" "	25	C 930216 PPM	10	" "
8	C 940680 PPQ	12	" "	26	C 950065 PPM	4	" "
9	C 970054 PPQ	12	" "	27	C 950066 PPM	9	" "
10	C 970055 PPQ	14	" "	28	C 960600 PPM	11	" "
11	C 960516 ZMR	3	" "	29	C 960399 ZSM	4	" "
12	C 960199 ZMR	8	" "	30	C 960400 ZSM	4	" "
13	C 940142 PPX	11	Hearing Closed	31	N 970231 PXM	1	" "
14	C 960449 HAX	10	" "	32	C 940392 PPR	3	" "
15	C 960646 PPX	1	" "	33	N 970232 PXR	1	" "
16	C 960161 PPK	3	" "	34	C 960668 PPX	3	Favorable Report Adopted
17	C 940423 PPK	1	" "	35	C 940646 DMK	6	" "
18	C 940425 PPK	3	" "	36	N 970011 ZRK	7	12-15 " "

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:													
			In Favor - Y    Oppose - N    Abstain - AB    Recuse - R													
Calendar Numbers:			34	35	36	37	38	39	40	41	42	43	44	45	46	47
Joseph B. Rose, Chairman	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Victor G. Alicea, Vice Chairman	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Albert Abney	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Angela M. Battaglia	P		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	AB	Y	Y	Y	Y	Y	Y
Irwin Cantor, P.E.	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Kathy Hirata Chin, Esq.	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alexander Garvin	P		Y	Y	Y	Y	AB	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
William J. Grinker	P		Y	Y	Y	Y	AB	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
Edward Rogowsky	P		Y	Y	Y	Y	AB	Y	Y	Y	Y	Y	Y	Y	Y	Y
Jacob B. Ward, Esq., Commissioners	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 11:12 A.M.



**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
**of**  
**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, NOVEMBER 20, 1996**

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**MEETING AT 10:00 A.M.**

**in**  
**CITY HALL**



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

**[No. 23]**

**Prepared by Rosa R. Romero, Calendar Officer**

## CITY PLANNING COMMISSION

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### GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

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

**For Calendar Information:** call (212) 720-3368, 3369, 3370.

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

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

**B**  
**CITY PLANNING COMMISSION**

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

JOSEPH B. ROSE, *Chairman*  
VICTOR G. ALICEA, *Vice-Chairman*  
ALBERT ABNEY  
ANGELA M. BATTAGLIA  
AMANDA M. BURDEN, A.I.C.P.  
IRWIN G. CANTOR, *P.E.*  
KATHY HIRATA CHIN, *Esq.*  
ALEXANDER GARVIN  
ANTHONY I. GIACOBBE, *Esq.*  
WILLIAM J. GRINKER  
BRENDA LEVIN  
EDWARD T. ROGOWSKY  
JACOB B. WARD, *Esq.*, *Commissioners*  
ROSA R. ROMERO, *Calendar Officer*

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

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**ORDER OF BUSINESS AND INDEX**

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**WEDNESDAY, NOVEMBER 20, 1996**

Roll Call; approval of minutes .....	1
I. Scheduling December 4, 1996 .....	1
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**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 December 4, 1996 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 call in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

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

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

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

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

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

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ Identification No.: \_\_\_\_\_ CB No.: \_\_\_\_\_

Position:

Opposed \_\_\_\_\_

In Favor \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

Address \_\_\_\_\_ Title: \_\_\_\_\_

**WEDNESDAY, NOVEMBER 20, 1996**

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**APPROVAL OF MINUTES OF Regular Meeting of November 6, 1996**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, DECEMBER 4, 1996  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

**CD 2**

**C 920428 MMX**

**IN THE MATTER OF** an application submitted by the Department of Transportation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving a change of legal grade in Hunt's Point Avenue from Bruckner Boulevard to Garrison Avenue, the adjustment of block dimensions in the vicinity thereof, and the modification of an aerial easement, and any acquisition or disposition of real property related thereto, in accordance with Map No 13060 dated May 21, 1996 and signed by the Borough President.

**Resolution for adoption scheduling December 4, 1996 for a public hearing.**

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**BOROUGH OF THE BROOKLYN****Nos. 2, 3 and 4**

*(Applications for dispositions by the Department of Housing Preservation and Development and the Department of General Services, and a request for the grant of a special permit to allow a large retail establishment without limitation on floor area.)*

**No. 2****CD 13****C 970066 HDK**

**IN THE MATTER OF** an application submitted by 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 on part of the block generally bounded by Hart Place, Cropsey Avenue, Coney Island Creek, and West 15th Street, (Block 6997, part of Lot 117, formerly known as Lots 117 and 124) in the Coney Island Creek Urban Renewal Area.

The property is to be disposed to the New York City Economic Development Corporation.

**Resolution for adoption scheduling December 4, 1996 for a public hearing.**

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**No. 3**
**CD 13****C 970067 PPK**

**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 to the Economic Development Corporation of city-owned property located on part of the block generally bounded by Hart Place, Cropsey Avenue, Coney Island Creek, and West 15th Street, (Block 6997, part of Lot 117, formerly known as Lot 118) in the Coney Island Creek Urban Renewal Area.

**Resolution for adoption scheduling December 4, 1996 for a public hearing.**

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CD 13

C 970068 ZSK

**IN THE MATTER OF** an application submitted by the Economic Development Corporation and Sheldon Lobel, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 74-922 of the Zoning Resolution to **allow a large retail establishment with no limitation on floor area (U.G. 10A) within an M1-2 District**; partly within the Coney Island Creek Industrial Urban Renewal Area on property located northeast of the intersection of Cropsey Avenue and Hart Place (Block 6997, Lots 117 and 136).

Plans for this 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 December 4, 1996 for a public hearing.**

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**BOROUGH OF MANHATTAN**

CD 5

C 960498 ZMM

**IN THE MATTER OF** an application submitted by Morris Bailey, President, Herald Square Department Store, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 8d**, changing from a C5-3 District to a C6-6 District property bounded by West 34th Street, Broadway, Avenue of the Americas, West 33rd Street, and a line 150 feet west of Avenue of the Americas, within the Special Midtown District, as shown on a diagram (for illustrative purposes only) dated September 9, 1996.

**Resolution for adoption scheduling December 4, 1996 for a public hearing.**

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## No. 6

CD 1

C 960504 ZSM

**IN THE MATTER OF** an application submitted by Tribeca North Associates, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an accessory parking garage with a maximum capacity of 19 spaces** (accessory to the residential portion) in the cellar of an existing building located at 429-435 Greenwich Street (also known as 60-64 Laight Street), Block 219, Lot 7, within Area B2 of the Special Lower Manhattan Mixed Use District, in an M1-5 District, Community District 1, Borough of Manhattan.

The plan for this proposal is 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 December 4, 1996 for a public hearing.**

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 BOROUGH OF QUEENS

## No. 7

CD 12

C 940527 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 two (2) city-owned properties pursuant to zoning:**

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
12521	106	South side of 125th Avenue, 480 feet east of 174th Place.
10082	25	145-55 107th Avenue

**Resolution for adoption scheduling December 4, 1996 for a public hearing.**

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## No. 8

CD 12

C 940680 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 six (6) city-owned properties pursuant to zoning and 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 Queens Office of the Department of City Planning, 29-27 41st Avenue, 9th Floor, Long Island City, NY 11101.

**Resolution for adoption scheduling December 4, 1996 for a public hearing.**

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No. 9

CD 12

C 970054 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 108-05 New York Boulevard (Block 10171, Lot 29), pursuant to zoning.

**Resolution for adoption scheduling December 4, 1996 for a public hearing.**

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No. 10

CD 14

C 970055 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 three (3) city-owned properties pursuant to zoning:

**Resolution for adoption scheduling December 4, 1996 for a public hearing.**

<u>Block</u>	<u>Lot</u>	<u>Address</u>
15835	38	354 Beach 45th Street
15967	7	414 Beach 45th Street
15969	4	408 Beach 47th Street

**Resolution for adoption scheduling December 4, 1996 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 11**

**CD 3**

**C 960516 ZMR**

**IN THE MATTER OF** an application submitted by the Tottenville Civic Association, Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map**, Section Nos. 32d and 35a:

- 1) changing from a C4-1 District to an R3A District property bounded by a southerly boundary line of the New York City Right-of-Way (leased by the Staten Island Rapid Transit Operating Authority (SIRTOA)), a line midway between Main Street and Tyrrell Street (a record street), former Betty Place, former Chelsea Street, Amboy Road, Butler Avenue, Arthur Kill Road, and Main Street;
- 2) changing from an R3-2 District to an R3A District property bounded by Amboy Road, Page Avenue and its southerly prolongation, the U.S. Pierhead Line of Raritan Bay, Sprague Avenue and its southerly prolongation, Hylan Boulevard, Chelsea Street, Pittsville Avenue, and Satterlee Street; and
- 3) establishing within the proposed R3A District a C2-1 District bounded by Utah Street (a record street), a line midway between Main Street and Tyrrell Street (a record street), former Betty Place, former Chelsea Street, Amboy Road, a line 200 feet westerly of Main Street, Arthur Kill Road, and Main Street;

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated September 30, 1996.

**Resolution for adoption scheduling December 4, 1996 for a public hearing.**

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## No. 12

CD 8

C 960199 ZMR

**IN THE MATTER OF** an application submitted by Lola Kohn pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 26c, establishing within an existing R3-2 District a C1-2 District bounded by Richmond Avenue, Travis Avenue, Steinway Avenue, and a line 300 feet north of former Shiloh Street, as shown on a diagram (for illustrative purposes only) dated August 19, 1996.

**Resolution for adoption scheduling December 4, 1996 for a public hearing.**

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## II. PUBLIC HEARINGS

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### BOROUGH OF BRONX

No. 13

CD 11

C 940142 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 three (3) city-owned properties pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
4514	62	2700 Boston Road
4046	12	Morris Park Avenue
4553	21	Radcliff Avenue

(On November 6, 1996, Cal. No. 1, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 14

CD 10

C 960449 HAX

**PUBLIC HEARING:**

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

1) pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State for:

a) the designation of 3285 Rombouts Avenue (Block 5141, part of lot 260), as an Urban Development Action Area;

b) an Urban Development Action Area Project for such area; and

2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to the sponsor/developer selected by HPD.

Approval of the proposed actions would facilitate the construction of a housing development for persons with low-income, tentatively known as New York Society for the Deaf Housing, containing 31 apartments in a four-story elevator building, and one apartment for the superintendent, to be funded under the HUD Section 811 Supportive Housing Program for people with disabilities.

(On November 6, 1996, Cal. No. 2, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 15

CD 1

C 960646 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 1075 Intervale Avenue (Block 2700, Lot 48), pursuant to zoning.

(On November 6, 1996, Cal. No. 3, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN****No. 16****CD 3****C 940161 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 four (4) city-owned properties pursuant to zoning.

<u>Block</u>	<u>Lot (s)</u>	<u>Address or Location</u>
1775	66	DeKalb Avenue
1775	67	705 DeKalb Avenue
1731	30	755 Park Avenue
1731	31	753 Park Avenue

(On November 6, 1996, Cal. No. 4, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 17**
**CD 1****C 940423 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 411 Bushwick Avenue (Block 3117, Lot 6), pursuant to zoning.

(On November 6, 1996, Cal. No. 5, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 18****CD 3****C 940425 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 nine (9) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th Floor, Brooklyn, N.Y. 11241.

(On November 6, 1996, Cal. No. 6, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 19****CD 3****C 940627 DMK****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 1488 Fulton Street (Block 1863, Lot 40), pursuant to zoning.

(November 6, 1996, Cal. No. 7, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 20

CD 1

C 940629 DMK

**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 88 South 4th Street (Block 2442, Lot 21), pursuant to zoning.

(On November 6, 1996, Cal. No. 8, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 21

CD 2

C 960536 ZSK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC Economic Development Corporation and the Muss Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the modification of previously approved special permits C 900363 ZSK and C 900363(A) ZSK to allow the addition of 57,283 square feet of floor area and a 3-story enlargement to the previously approved building at Jay Street on property located between Jay Street and Adams Street at the northerly terminus of Pearl Street (Block 140, Lot 27), and the incorporation of special permit CP-12025 into this special permit, in a C5-4 District.

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

(On November 6, 1996, Cal. No. 9, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 22

CD 2

N 970230 PXX

**PUBLIC HEARING:**

**IN THE MATTER OF a Notice of Intent to Acquire Office Space** submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 25 Chapel Street (Block 118, Lot 6) as offices. (Department of Health Maternity Services and Family Planning Field Offices.)

(On November 8, 1996, the Commission duly advertised November 20, 1996 for a public hearing.)

Close the hearing.

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**BOROUGH OF MANHATTAN**

No. 23

CD 11

C 920164 PPM

**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 four (4) city-owned properties, pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address or Location</u>
1625	65,66	116-118 East 98th Street
1681	27	2129 First Avenue
1689	24	2279 First Avenue
1785	33,34	South side of East 121st Street, 185 feet west of Second Avenue

(On November 6, 1996, Cal. No. 10, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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## No. 24

CD 11

C 920304 PPM

**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 six (6) city-owned properties pursuant to zoning.**

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 22 Reade Street, 6th Floor, New York, New York 10007.

(On November 6, 1996, Cal. No. 11, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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 No. 25

CD 10

C 930216 PPM

**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 four (4) city-owned properties, pursuant to zoning:**

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1829	62,63	2100-2102 Frederick Douglass Boulevard
1927	61	2272 Frederick Douglass Boulevard
1955	16	2405 Frederick Douglass Boulevard

(On November 6, 1996, Cal. No. 12, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 26

CD 4

C 950065 PPM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties, pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
768	1001	210 W. 19th Street
768	1010	210 W. 19th Street

(On November 6, 1996, Cal. No. 13, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 27

CD 9

C 950066 PPM

**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 516 West 112th Street (Block 1883, Lot 1102), pursuant to zoning.

(On November 6, 1996, Cal. No. 14, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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## No. 28

CD 11

C 960600 PPM

**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 three (3) city-owned properties, pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1689	129	348 East 118th Street
1716	8	515-517 East 117th Street
1786	20	243 East 121st Street

(On November 6, 1996, Cal. No. 15, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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 No. 29

CD 4

C 960399 ZSM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Fredrick A. Becker for Kaz Systems, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 144 spaces on property located at 533 West 27th Street (Block 699, Lot 14), in an M1-5 District.

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

(On November 6, 1996, Cal. No. 16, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 30

CD 4

C 960400 ZSM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Fredrick A. Becker for Chelsea 20th Street Garage Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 310 spaces on property located at 516 West 20th Street (Block 691, Lot 43), in an M1-5 District.

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

(On November 6, 1996, Cal. No. 17, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 31

CD 1

N 970231 PXM

**PUBLIC HEARING:**

**IN THE MATTER OF** a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 156 William Street (Block 93, Lot 20) as offices. (Department of Youth and Community Development Offices.)

(On November 8, 1996, the Commission duly advertised November 20, 1996 for a public hearing.

Close the hearing.

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**BOROUGH OF STATEN ISLAND**

**No. 32**

**CD 3**

**C 940392 PPR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of General Services for the disposition of 10 city-owned properties, pursuant to zoning.

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

(On November 6, 1996, Cal. No. 18, the Commission scheduled November 20, 1996 for a public hearing which has been duly advertised.)

Close the hearing.

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**No. 33**

**CD 1**

**N 970232 PXR**

**PUBLIC HEARING:**

**IN THE MATTER OF** a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 444 St. Marks Place (Block 16, Lot 10) as offices. (Human Resources Administration Food Stamp Office)

(On November 8, 1996, the Commission duly advertised November 20, 1996 for a public hearing.

Close the hearing.

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### III. REPORTS

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#### BOROUGH OF BRONX

No. 34

CD 3

C 960668 PPX

**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 seven (7) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in The Bronx Office of the Department of City Planning, One Fordham Plaza, Room 502, The Bronx, NY 10458.

(On October 9, 1996, Cal. No. 1, the Commission scheduled October 23, 1996 for a public hearing. On October 23, Cal. No. 27, the hearing was closed.)

**For consideration.**

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#### BOROUGH OF BROOKLYN

No. 35

CD 6

C 940646 DMK

**IN THE MATTER OF** an application submitted by the Department of General Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 184 West 9th Street (Block 478 , Lot 13), pursuant to zoning.

(On October 9, 1996, Cal. No. 2, the Commission scheduled October 23, 1996 for a public hearing. On October 23, 1996, Cal. No. 28, the hearing was closed.)

**For consideration.**

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## No. 36

CD 7,12,13,14,15

N 970011 ZRK

(Amendment of the Zoning Resolution to create a new authorization to permit enlargements of Community Facility buildings on certain corner lots within the Special Ocean Parkway District.)

IN THE MATTER OF an amendment of the Zoning Resolution of the City of New York pursuant to Section 201 of the New York City Charter, relating to Section 113-40 concerning the Special Ocean Parkway District, 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;

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

## Chapter 3

## Special Ocean Parkway District

\* \* \*

#### ~~113-4 CERTIFICATIONS AND AUTHORIZATIONS FOR COMMUNITY FACILITIES~~

#### ~~113-40 CERTIFICATION FOR COMMUNITY FACILITY USE ON CERTAIN CORNER LOTS~~ Certification for Community Facility

#### ~~113-41 Uses on Certain Corner Lots~~

#### ~~113-42 Authorization for Enlargements of Community Facility Buildings~~

~~Within the #Special Ocean Parkway District#, the City Planning Commission may authorize #enlargements# that exceed the #bulk# limitations of Section 113-11 (Special Bulk Regulations for Community Facility Developments), provided:~~

- ~~(a) the existing #building# is a #community facility building developed# prior to (the effective date of this amendment);~~
- ~~(b) the existing #community facility building# is located partially or wholly on a #corner lot#, one #lot line# of which is the #street line#~~

of a #wide street#;

(c) the enlarged #community facility building# will comply with the #bulk# regulations of Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts); and

(d) the scale of the proposed #community facility building# is appropriate to the scale of the surrounding #development#.

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

(On October 9, 1996, Cal. No. 3, the Commission scheduled October 23, 1996 for a public hearing. On October 23, 1996, Cal. No. 29, the hearing was closed.)

For consideration.

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BOROUGH OF MANHATTAN

No. 37

CD 5

N 970161 HKM  
N 970162 HKM

IN THE MATTER OF a communication, dated September 27, 1996, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Bowery Savings Bank Building, 110 East 42nd Street, a/k/a 110-120 East 42nd Street and 107-115 East 41st Street (Block 1296, Lots 1001 through 1005), and portions of the interior, including the banking room, entrance vestibule and elevator lobby, by the Landmarks Preservation Commission on September 17, 1996 (List. No. 274/LP Nos. 1912 and 1913), Borough of Manhattan, Community District 5.

For consideration.

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## No. 38

CD 7

N 970163 HKM

**IN THE MATTER OF** a communication, dated September 27, 1996, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Manhasset Apartments, 2801-2825 Broadway, 301 West 108th Street, and 300 West 109th Street (Block 1893, Lots 1001 and 1002), by the Landmarks Preservation Commission on September 17, 1996 (List. No. 274/LP No. 1947), Borough of Manhattan, Community District 7.

For consideration.

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 No. 39

CD 1

N 970164 HKM

**IN THE MATTER OF** a communication dated September 27, 1996, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Potter Building, located at 35-38 Park Row (Block 101, Lot 1), by the Landmarks Preservation Commission on September 17, 1996 (List No. 274, LP No. 1948), Borough of Manhattan, Community Board 1.

For consideration.

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 No. 40

CD 5

N 970109 BDM

**IN THE MATTER OF** an application submitted by the Department of Business Services on behalf of the Diamond & Jewelry Industry Local Development Corporation, pursuant to Section 25-405 of the Administrative Code of the City of New York as amended, concerning the establishment of the 47th Street Business Improvement District. The preparation of the Plan was authorized by the Mayor on September 29, 1995.

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

(On October 9, 1996, Cal. No. 4, the Commission scheduled October 23, 1996 for a public hearing. On October 23, 1996, Cal. No. 30, the hearing was closed.)

**For consideration.**

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**No. 41**

**CB 1**

**N 960656 ZRM**

**IN THE MATTER OF** an application submitted by the Battery Park City Authority pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article I, Chapter 2, (Construction of Language and definitions), Section 12-10, and various sections of Article VIII, Chapter 4, (Special Battery Park City District), to establish zoning controls for Site 25 in the North Residential Neighborhood and to modify existing controls for Site 1 in the South Residential Neighborhood of Battery Park City.

Matter in regular type is existing to remain;

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

Matter in ~~strikeout~~ is existing, to be deleted;

Matter within # # is defined in Section 12-10 or Section 84-01 of the Zoning Resolution;

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

**Article I: General Provisions**

**Chapter 2**

**Construction of Language and Definitions**

\* \* \*

**12-10**

**DEFINITIONS**

\* \* \*

**Physical culture or health establishments**

A "physical culture or health establishment" is any establishment or facility, including commercial and non-commercial clubs, which is equipped and arranged to provide instruction, services, or activities which improve or affect a person's physical condition by physical exercise or by massage. Physical exercise programs include aerobics, martial arts or the use of exercise equipment.

Therapeutic or relaxation services, such as sun tanning, baths, showers, tubs, jacuzzis, whirlpools, saunas, steam rooms, isolation floatation tanks and meditation facilities may be provided only as #accessory# to the physical exercise program or massage facility. Except as provided in the Special Battery Park City District, #Physical culture or health establishments# are only permitted pursuant to the provisions of Section 73-36. No license or permit shall be issued by the New York City Department of Health in conjunction with any health related facility/services pursuant to this Section until a certificate of occupancy has been issued by the Department of Buildings establishing the #use# of the premises as a #physical culture or health establishment#.

## ARTICLE VIII: Special Purpose Districts

### Chapter 4 Special Battery Park City District

#### 84-00 ~~GENERAL PURPOSES AND GENERAL PROVISIONS~~

#### ~~84-01 General Purpose~~

The "Special Battery Park City District" established in this Resolution is designed to promote and protect public health, safety, and general welfare. These general goals include among others, the following specific purposes:

- (a) to strengthen the business core of Lower Manhattan by improving the working environment;
- (b) to provide major additional space for expansion of office uses and their ancillary facilities;
- (c) to broaden the regional choice of residence by introducing new housing in

the vicinity of the major employment center of Lower Manhattan;

- (d) to achieve a harmonious visual and functional relationship with adjacent areas;
- (e) to create an environment which will be lively and attractive and provide daily amenities and services for the use and enjoyment of the working population and the new residents;
- (f) to take maximum advantage of the beauty of the Hudson River waterfront, thereby best serving the downtown business community, the new residential population and providing regional recreation as well; and
- (g) to promote the most desirable use of land and direction of building development in the Lower Manhattan area.

#### 84-01

##### Definitions

For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS), in this Section, or Section 84-021 (District Plan). Where matter in italics is defined both in Section 12-10 (DEFINITIONS) and in this Chapter, the definitions in this Chapter shall govern.

##### Special Battery Park City District (repeated from Section 12-10)

The "Special Battery Park City District" is a Special Purpose District designated by the letters "BPC" in which special regulations set forth in Article VIII, Chapter 4, apply to all #development#, #enlargement# and changes of #use#.

##### Esplanade

The "Esplanade" is a #public park# extending along all waterfront edges of the #Special Battery Park City District#. The #Esplanade# is shown in the District Plan in Appendix 1.

##### Mandatory front building wall lines

"Mandatory front building wall lines" are imaginary lines extending through Zone A and Zone C of the #Special Battery Park City District# which, except as shown in Appendix 2.1 and Appendix 3.1 of this Chapter, coincide with #street lines# and with which building walls must generally coincide, as provided in Section 84-132 (Mandatory front building walls) and Section 84-332 (Mandatory front building walls).

### Special height locations

"Special height locations" are designated areas on certain #zoning lots# in Zone A and Zone C of the #Special Battery Park City District# upon which a #development# or #enlargement#, or portion thereof, may be built to the maximum height above #curb level# indicated in Appendix 2.2 and Appendix 3.2 of this Chapter in accordance with Section 84-135 (Limited height of buildings) and Section 84-333 (Limited height of buildings).

## 84-02

### General Provisions and Definitions

In harmony with the general purpose and intent of this Resolution and in order to achieve the purpose of the #Special Battery Park City District#, a special set of regulations is established for the #Special Battery Park City District# controlling #use#, #bulk#, #accessory# off-street parking facilities, and #accessory# off-street loading facilities. Such regulations are contained in this Chapter and in other provisions of this Resolution incorporated in this Chapter by cross-reference.

~~For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS), in this Section, or Section 84-03 (District Plan). Where matter in italics is defined both in Section 12-10 (DEFINITIONS) and in this Chapter, the definitions in this Chapter shall govern.~~

## 84-021

### Definition

~~Special Battery Park City District  
(repeated from Section 12-10)~~



~~The "Special Battery Park City District" is a Special Purpose District designated by the letters "BPC" in which special regulations set forth in Article VIII, Chapter 4, apply to all #development#, #enlargement# and changes of #use#.~~

#### 84-021

##### District Plan

~~The District Plan is set forth in Appendix 1. Each #block# shall be considered a single #zoning lot# for the purposes of the #Special Battery Park City District#.~~

#### 84-022

##### Incorporation of Appendix 1, Appendix 2 and Appendix 3

Appendix 1 (~~Battery Park City District Plan~~), Appendix 2 (Zone A South Residential Neighborhood) and Appendix 3 (Zone A North Residential Neighborhood and Zone C ~~District Plans~~) are hereby incorporated as integral parts of the provisions of this Chapter. In the event of an inconsistency or need for clarification between Appendix 1 or Appendix 2 or Appendix 3 and the written specifications in this Chapter, in each such case the written specifications in this Chapter shall govern.

#### 84-023

##### Subdistricts

In order to carry out the purposes and provisions of this Chapter, the #Special Battery Park City District# is divided into three subdistricts: Zone A, Zone B and Zone C. The location and boundaries of the subdistricts are shown on the District Plan in Appendix 1.

#### 84-023

##### Eoplanade

~~The "Eoplanade" is a #public park# extending along all waterfront edges of the #Special Battery Park City District#. The #Eoplanade# is shown in the Battery Park City District Plan in Appendix 1.~~

#### 84-024

##### Mandatory front building wall lines

~~"Mandatory front building wall lines" are imaginary lines extending through Zone A of the #Special Battery Park City District# which, except as shown in the Zone~~

~~A District Plan in Appendix 2.1 and in Appendix 3.1, coincide with #street lines# and with which building walls must generally coincide, as provided in Section 84-22 (Required building Walls).~~

#### 84-025

##### Special height locations

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

#### 84-03

##### District Plan

~~The District Plan is set forth in Appendix 1. Each #block# shall be considered a single #zoning lot# for the purposes of the #Special Battery Park City District#.~~

#### 84-04

##### Subdistricts: Zone A and Zone B

~~In order to carry out the purposes and provisions of this Chapter, the #Special Battery Park City District# is divided into two subdistricts: Zone A, Zone B. The location and boundaries of the subdistricts are shown on the District Plan in Appendix 1.~~

#### 84-041

##### Zone A

~~Zone A is designed generally to provide for #residential# #development# with ancillary retail and service #uses#, and hotels (Use Group 5) as permitted pursuant to Section 84-12. Zone A is divided into six subzones: A 1, A 2, A 3, A 4, A 5 and A 6. The location and boundaries of the subzones are shown on the Zone A District Plan in Appendix 2 and Appendix 3.~~

#### 84-042

##### Zone B

~~Zone B is designed to provide for commercial and mixed #development# with ancillary retail and service #uses#, in accordance with the Large Scale Commercial Development Plan which is attached as an exhibit to the Master Lease for Battery~~

Park City dated June 6, 1980, as amended.—Alignment of the pedestrian bridge at Liberty Street shall connect or allow for connection at the easterly line of West Street with pedestrian ways to be provided on the southerly side of Liberty Street, as set forth in Article VIII, Chapter 6 (Special Greenwich Street Development District). In addition, the pedestrian bridge at the World Trade Center crossing shall connect or allow for connection with the World Trade Center at the easterly line of West Street. The pedestrian bridges are shown on the Battery Park City District Plan in Appendix 1.

#### 84-03

##### Use Regulations (For Zone A and Zone C)

The #uses# permitted shall be constructed and located so that no exhaust vents or chimneys open onto any #street# or park or onto the #Esplanade#.

In the case of a #building#, or portion of a #building# occupied by #residential uses#, non-#residential uses# may be located only on a #story# below the lowest #story# containing #dwelling units#, except in subzone A-4 pursuant to Section 84-12, and except that in any #development# containing hotel #uses# as provided in Section 84-12 or Section 84-32, an eating and drinking establishment as permitted in Use Group 6 and a #physical culture and health establishment#, either permitted as #accessory# to the hotel, or as non-#accessory# #use# pursuant to this Chapter, may be located above a #story# containing #residential uses#.

In the case of a mixed #building# containing #residential# and commercial #uses#, non-#residential uses# must be located in a portion of the #mixed building# which has separate access from the street.

#### 84-031

##### Special permit uses

The following #uses# are permitted only by special permit of the City Planning Commission:

Electrical or gas utility substations, open or enclosed, pursuant to Section 74-61;

In Zone A, #public parking garages# as provided for in C5 Districts pursuant to Section 74-52.

As a condition precedent to the granting of such special permit, the City Planning Commission shall make a finding that such #use# is located so as to minimize adverse effects on existing or future #development# in nearby areas or on the use

or enjoyment of the #Esplanade# or other public facilities.

The following #uses# are permitted only by special permit of the Board of Standards and Appeals:

Electrical or gas utility substations, open or enclosed, pursuant to Section 73-14;

Public utility stations for oil or gas metering or regulating pursuant to Section 73-15;

Telephone exchanges or other communications equipment structures pursuant to Section 73-14;

#Physical culture or health establishments# in subzone A-4 only, pursuant to Section 73-36. However, #physical culture or health establishments# located below the level of the first #story# ceiling shall not be permitted to front on the #Esplanade#.

84-032

Uses not permitted

The following #uses# shall not be permitted:

#### A. Transient Accommodations

#Hotels, transient#, except as provided in Section 84-12 and 84-32

#Motels# or #tourist cabins# or #boatels#

#### B. Retail or Service Establishments

Electrical glazing, heating, painting, paper hanging, plumbing, roofing, or ventilating contractors' establishments

Exterminators

Funeral establishments

Lumber stores

Monument sales establishments

Moving or storage offices

Pawn shops

Printing establishments

Refreshment stands, drive-in

Sign painting shops

Taxidermist shops

Trade embalmers

Upholstering shops

Window cleaning contractors' establishments, including floor waxing and other similar building maintenance services

#### C. Wholesale Establishments

Wholesale establishments

#### D. Automobile Service Establishments

#Automotive service stations#

Automotive glass and mirror shops

Automotive seat cover or convertible top establishments

Tire sales establishments

#### E. Public Service Establishments

Prisons

84-033

Interim uses

On application to and with the permission of the Battery Park City Authority, any

open #use# listed in Use Groups 1 through 16, as set forth in Sections 32-11 through 32-25, is permitted if such #use# is an interim #use# which will not obstruct, interfere with, or be incompatible with the general purposes and overall development of the #Special Battery Park City District#, and if such #use# is not prohibited by the Settlement Agreement dated June 6, 1980, between the City of New York, the State of New York, and various agencies and instrumentalities thereof. The Authority may prescribe appropriate conditions and safeguards in order to minimize adverse effects on surrounding land #uses#.

#### 84-10

### ZONE A GENERAL DISTRICT REGULATIONS

Zone A is designed generally to provide for #residential# #development# with ancillary retail and service #uses#, and hotels (Use Group 5) as permitted pursuant to Section 84-12. Zone A is divided into six subzones: A-1, A-2, A-3, A-4, A-5 and A-6. The location and boundaries of the subzones are shown in Appendix 2 and Appendix 3.

#### 84-11

### General Provisions

Except as expressly modified by the provisions of this Chapter, the regulations applying to an R10 District shall apply in subzones A-1, A-2, A-3, A-5 and A-6 of Zone A of the #Special Battery Park City District#. Notwithstanding any other provision of this Resolution, no #development# may be constructed in subzone A-4 except in accordance with certifications given by the City Planning Commission. #Residential# #open space#, in subzone A-4 shall be subject to the provisions of Sections 12-10 and 23-12 of the Zoning Resolution, and for every #room#, there shall be a minimum of 22.0 square feet of #open space#. All other provisions of this Chapter with respect to Zone A shall not apply to #development# or #enlargements# in subzone A-4 unless otherwise indicated.

#### 84-12

### Use Regulations

In the areas indicated as ~~permitted commercial locations~~ ~~commercial overlay in the Zone A District Plan~~ in Appendix 2.3 and Appendix 3.3, the #use# regulations applying in a C2 District shall apply, except as provided in Sections 84-12-031 (Special permit uses), 84-12-032 (Uses not permitted), 84-12-121 (Uses along Esplanade), and this Section.

The #uses# permitted hereunder shall be constructed and located so that no exhaust

~~vents or chimneys open onto any #street# or park or onto the #Esplanade#.~~

Notwithstanding any other provisions of this Resolution, the permitted #uses# listed in Use Groups 6, 7, 8, 9 or 14 and the additional #uses# permitted hereunder shall be limited, per establishment, to 10,000 square feet of #floor area# of any #story# and shall not be located above the first #story# ceiling, except that:

- (a) in any #development# containing an #arcade# required in Section 84-13134 (Mandatory arcades), any permitted #use# may be located above the first #story# ceiling and below the second #story# ceiling; ~~and~~
- (b) supermarkets are permitted with no limitation on #floor area#; ~~theaters shall comply with the waiting space requirements set forth in Section 32-17;~~
- ~~(c) automobile rental establishments are permitted with a capacity of up to 100 cars.~~

Notwithstanding any other provisions of this Resolution, the #zoning lot# south of First Place and east of Battery Place may be #developed# either with #residential uses#, #transient hotel# #uses#, or as a #building# containing both #residential# and hotel #uses#. ~~In the case of a #development# containing hotel #uses# on this lot, a #physical culture or health establishment# shall be permitted. In the case of a #building#, or portion of a #building# occupied by #residential uses#, non-#residential uses# may be located only on a #story# below the lowest #story# containing #dwelling units#.~~

For #developments# and #enlargements# located in subzone A-4, the City Planning Commission may, upon application, authorize modification of supplementary #use# regulations of Section 32-422 (Location of floors occupied by non-residential uses), provided the following findings are made:

- (1) that the non-#residential uses# are located in a portion of the #mixed building# which has separate access to the outside with no opening of any kind to the #residential# portion of the #building# at any #story#;
- (2) that the non-#residential uses# are not located directly over any #story# containing #dwelling units#; and
- (3) that the modifications shall not adversely affect the #residential# character of the area.

~~84-121~~~~Special permit uses~~

~~The following #uses# are permitted only by special permit of the City Planning Commission and the Board of Estimator:~~

- ~~— Electrical or gas utility substations, open or enclosed, pursuant to Section 74-61;~~
- ~~— #Public parking garages# as provided for in C5 Districts pursuant to Section 74-52.~~

~~As a condition precedent to the granting of such special permit, the City Planning Commission shall make a finding that such #use# is located so as to minimize adverse effects on existing or future development in nearby areas or on the use or enjoyment of the #Esplanade# or other public facilities.~~

~~The following #uses# are permitted only by special permit of the Board of Standards and Appeals:~~

- ~~— Electrical or gas utility substations, open or enclosed, pursuant to Section 73-14;~~
- ~~— Public utility stations for oil or gas metering or regulating pursuant to Section 73-15;~~
- ~~— Telephone exchanges or other communications equipment structures pursuant to Section 73-14;~~
- ~~— #Physical culture or health establishments# in subzone A-4 only, pursuant to Section 73-36. However, #physical culture or health establishments# located below the level of the first #story# ceiling shall not be permitted to front on the #Esplanade#.~~

## 84-122

## Uses not permitted

The following #uses# shall not be permitted:

## A. Transient Accommodations

- ~~— #Hotels, transient#, except as provided in Section 84-12~~



~~#Motels# or #tourist cabins# or #boatels#~~

**B. Retail or Service Establishments**

~~Electrical, glazing, heating, painting, paper hanging, plumbing, roofing, or ventilating contractors' establishments~~

~~Exterminators~~

~~Funeral establishments~~

~~Lumber stores~~

~~Monument sales establishments~~

~~Moving or storage offices~~

~~Pawn shops~~

~~Printing establishments~~

~~Refreshment stands, drive in~~

~~Sign painting shops~~

~~Taxidermist shops~~

~~Trade embalmers~~

~~Upholstering shops~~

~~Window cleaning contractors' establishments, including floor waxing and other similar building maintenance services~~

**C. Wholesale Establishments**

~~Wholesale establishments~~

**D. Automobile Service Establishments**

~~#Automotive service stations#~~

~~Automotive glass and mirror shops~~

~~Automotive seat cover or convertible top establishments~~

~~Tire sales establishments~~

#### ~~E. Public Service Establishments~~

~~Prisons~~

84-123121

#### Uses along Esplanade

Except as set forth in this Section and in Section 84-12, #uses# fronting on the #Esplanade# shall be limited to the #uses# listed in Use Groups 2, 3 and 4 as set forth in Section 22-10 except that in the areas indicated as permitted commercial location retail overlay in the Zone A District Plan in Appendix 2.3, in the lowest #story# other than a #basement#, in any #development#, the following additional #uses# shall be permitted:

Eating or drinking places, as listed in Use Group 6A, set forth in Section 32-15.

84-124

#### Interim uses

~~On application to and with the permission of the Battery Park City Authority, any open #use# listed in Use Groups 1 through 16, as set forth in Sections 32-11 through 32-25, is permitted if such #use# is an interim #use# which will not obstruct, interfere with, or be incompatible with the general purposes and overall development of the #Special Battery Park City District#, and if such #use# is not prohibited by the Settlement Agreement dated June 6, 1980, between the City of New York, the State of New York, and various agencies and instrumentalities thereof. The Authority may prescribe appropriate conditions and safeguards in order to minimize adverse effects on surrounding land #uses#.~~

84-13

#### Mandatory Arcades

Any #development# located on a #zoning lot# upon which the Zone A District Plan in Appendix 2.4 requires an #arcade# shall contain an #arcade# as defined in Section 12-10; and:

(a) ~~the #arcade# shall extend the full length of the #zoning lot# along the indicated #street lines# or other lines, except where otherwise indicated in~~

~~the Zone A District Plan; and~~

~~(b) the minimum unobstructed depth of the #arcade# shall be 12 feet, and the minimum height of the #arcade# shall be 20 feet above #curb level#.~~

~~84-20 84-13~~

~~Modification of Bulk Regulations Requirements in Zone A~~

~~#Residential# and community facility #bulk# regulations otherwise applicable in R10 Districts are modified in Zone A of the #Special Battery Park City District# to the extent set forth in this Section and Sections 84-21131 through 84-23135 .~~

The height and setback regulations otherwise applicable in R10 Districts are superseded by the regulations set forth in Sections 84-21131, 84-22132, 84-134 and 84-23135.

The provisions of Section 23-533 (Required rear yard equivalents), Section 24-11 (Maximum Floor Area Ratio and Percentage of Coverage), Article VII, Chapter 8 (Special Regulations Applying to Large Scale Residential Developments), and Article VII, Chapter 9 (Special Regulations Applying to Large Scale Community Facility Development), are not applicable.

The provisions of Section 23-70 (MINIMUM DISTANCE BETWEEN BUILDINGS) may be modified by the Battery Park City Authority. Prior to the granting of any such modification, the Authority shall make the following findings:

- (a) that such modification will aid in achieving the general purpose and intent of the #Special Battery Park City District# as set forth in Section 84-01;
- (b) that such modification will not unduly increase the #bulk# of #buildings#, the density of population, or the intensity of #use# on any #zoning lot# to the detriment of the occupants of #buildings# on such #zoning lot# or nearby #zoning lots#;
- (c) that such modification will not adversely affect the #buildings# on the #zoning lot# by restricting access to light and air; and
- (d) that if an open area is provided, at any level, between two #buildings#, it shall have a width of not less than eight feet.

~~84-21 84-131~~

Floor area regulations

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

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

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

#### 84-22 84-132

#### Required Mandatory front building walls

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

- (a) Except as set forth in paragraph (d) of this Section, with respect to any 60-85 foot #mandatory front building wall line# shown in ~~the Zone A District Plan~~ in Appendix 2.1, a height of not less than 60 feet nor more than 85 feet.
- (b) With respect to any 110-135 foot #mandatory front building wall line# shown in ~~the Zone A District Plan~~ in Appendix 2.1, a height of not less than 110 feet nor more than 135 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above #curb level#.
- (c) On the portion of any #zoning lot# designated as a #special height location# in ~~the Zone A District Plan~~ in Appendix 2.2, a height of not less than the otherwise applicable amount set forth in paragraphs (a) or (b) of this Section and not more than the maximum height indicated in Appendix 2.2 or in paragraph (c)(1) of Section 84-22 135 (Limited height of buildings).

- (d) With respect to any #zoning lot# south of West Thames Street, east of South End Avenue, north of Third Place and west of Battery Place, a height of not less than 18 feet nor more than 85 feet above #curb level#.
- (e) With respect to any 110-135 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 110 feet nor more than 135 feet.
- (f) With respect to any 150-250 foot #mandatory front building wall line# shown in Appendix 3.1, a height of not less than 150 feet nor more than 250 feet; except that the height may not exceed 150 feet for more than 120 feet or 75 percent of the length of a #building's# western property line, whichever is less, and a setback of not less than 5 feet and not more than 10 feet is required at a height of 150 feet.
- (g) On the portion of any #zoning lot# designated as a #special height location# in the ~~Zone A District Plan~~ in Appendix 3.2, a height of not less than the otherwise applicable amount set forth in paragraphs (e) or (f) of this Section and not more than the height shown in Appendix 3.1 and Appendix 3.2.

Subject to the provisions of Section 84-221-133 (Front wall recesses), the mandatory front building wall requirements set forth in this Section shall also apply to all #developments# along all #street lines# within 50 feet of their intersection with any #mandatory front building wall line#. For the next 20 feet along the #street line#, the mandatory front building wall requirements are optional except that, for any #development# north of Vesey Street and Vesey Place, the mandatory front building wall requirements are optional for the next 25 feet. The height limit of 85 feet shall apply along #street lines# or to #developments# not subject to the mandatory front building wall requirements.

#### ~~84-221-133~~ 84-133

##### Front wall recesses

Front wall recesses for architectural or decorative purposes are permitted, except in an #arcade# required in Section 84-134 (Mandatory arcades), provided that below the level of the second #story# ceiling the depth of such recess does not exceed 20 feet. At any #story# above the level of the second #story# ceiling, recesses to the amount of 25 percent of the aggregate area of the wall at each #story# are permitted, provided the depth of any such recess does not exceed 10 feet. All recesses shall be subject to the applicable provisions of Section 23-84 (Outer Court Regulations).

#### ~~84-134~~

### Mandatory arcades

Any #development# located on a #zoning lot# upon which Appendix 2.4 (Mandatory Arcades) requires an #arcade# shall contain an #arcade# as defined in Section 12-10; and:

- (a) the #arcade# shall extend the full length of the #zoning lot# along the indicated #street lines# or other lines, except where otherwise indicated in Appendix 2.4; and
- (b) the minimum unobstructed depth of the #arcade# shall be 12 feet, and the minimum height of the #arcade# shall be 20 feet above #curb level#.

### 84-23 84-135

#### Limited height of buildings

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

- (a) any portion of a #building# required to have an exterior wall coincident with a 110-135 foot #mandatory front building wall line#, as provided in Section 84-22132 (Required Mandatory front building walls), may be built to a height of up to 135 feet above #curb level#;
- (b) portions of a #building# required to have an exterior wall coincident with a 150-250 foot #mandatory front building wall line#, as provided in Section 84-22132, may be built to a height of up to 250 feet above #curb level#;
- (c) on the portion of any #zoning lot# designated as a #special height location# ~~in the Zone A District Plan~~ in Appendix 2.2 and Appendix 3.2, a #building# may be built to the height above #curb level# indicated in Appendix 2.2 or Appendix 3.2, subject to the following:
  - (1) on any #development# south of First Place and east of Battery Place, with a mandatory front building wall, the area of which, below the level of the second #story# ceiling, occupies 100 percent of the frontage along its #mandatory front building wall line#, a height of not more than 450 feet, provided however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above #curb level#;
  - (2) on the #zoning lot# at the southeast corner of Chambers Street and North End Avenue, the #special height location# indicated in Appendix 3.2 shall

apply only if such #zoning lot# is occupied by #school# and #residential uses# and the portion of the #building# above a height of 135 feet above #curb level# does not exceed a #lot coverage# of 40 percent.

- (d) Sections 23-62 and 33-42 (Permitted Obstructions) are hereby made inapplicable. Any portion of a #building or other structure# that exceeds an established height limit shall be subject to the following provisions:
- (1) ~~In the #Special Battery Park City District#~~ The following shall not be considered obstructions and may thus penetrate a maximum height limit:
    - (i) Chimneys or flues with a total width not exceeding 10 percent of the width of the #street wall# of the #building# measured at any level where such penetration occurs.
    - (ii) elevator or stair bulkheads, roof water tanks or cooling towers (including enclosures) each of which shall have a width of no more than 30 feet. The sum of the products, in square feet of the widths of such obstructions times their heights shall not exceed a figure equal to four times the width of the #street wall# of the #building# facing such frontage at #curb level#.
    - (iii) Flagpoles and aerials
    - (iv) Parapet walls not more than four feet high.
    - (v) Wire, chain link or other transparent fences.
  - (2) The Chairperson of the City Planning Commission may, by certification, permit the obstructions set forth in paragraph (d)(1) of this Section to be concealed by an enclosure wall. An enclosure wall, for the purposes of this Section, is a vertical structure which serves to surround a space that is unroofed and contains no #floor area#. No portion of the enclosure wall shall be at an angle of more than 45 degrees from the vertical. The gross area of each face of the enclosure wall, in square feet, shall not exceed a figure equal to eight times the width of the wall of that face of the #building# at #curb level#. All obstructions, permitted pursuant to this paragraph, are exempt from the size restrictions of paragraph (d)(1) and must be completely located within the enclosure wall.
  - (3) The City Planning Commission may permit, by authorization, an increase in the size of the enclosure wall beyond that permitted by certification, provided that the Commission finds:

- (i) that the width of such additional enclosure wall at each building face does not exceed 80 percent of the width of the enclosure wall certified pursuant to paragraph (d)(2) of this Section;
  - (ii) that the additional area of the enclosure wall at each face of the #building# is not more than 50 percent of the area allowed in paragraph (d)(2); and
  - (iii) that the enclosure wall is compatible with the #building# and the urban design goals of the Special District and compliments the design by providing a decorative top.
- (e) In #special height locations# in ~~the Zone A District Plan in~~ Appendix 2.2 and Appendix 3.2, no portion of a #building#, including permitted obstructions, shall exceed a height of 450 feet above #curb level#.

#### ~~84-30 84-14~~

#### ~~Zone A~~ Parking Regulations and Curb Cuts

#### ~~84-31 84-141~~

#### Accessory off-street parking spaces

Except as provided in Section ~~84-31142~~, #accessory# off-street parking spaces may be provided only for #residential uses# subject to the provisions of this Section. The ownership requirement for #accessory# off-street parking is satisfied by an interest commensurate with the interest of the principal #use#. Such #accessory# parking spaces shall be #completely enclosed#. No portion of any #accessory# parking facility may be constructed at a height of more than 23 feet above #curb level#. Except as otherwise provided in this Section no #accessory# off-site parking shall be permitted.

Parking facilities #accessory# to #residential uses# on a #zoning lot# shall contain no more than 200 off-street parking spaces or a number of spaces equal to 20 percent of the number of #dwelling units# on such #zoning lot#, whichever is less. The size in square feet of an #accessory# off-street parking facility, exclusive of entrance and exit ramps, shall not exceed 200 times the number of parking spaces provided.

#Accessory# parking facilities shall be constructed so that no exhaust vents open onto any #street# or park or onto the #Esplanade# and so that no portion of the facility, other than entrances and exits, is visible from adjoining #zoning lots#, #streets# or parks or the #Esplanade#.



The City Planning Commission may, upon application, authorize permitted ~~accessory~~ off-street parking spaces to be located anywhere within Zone A without regard for ~~zoning lot lines~~, provided that the Commission shall make the following findings:

- (a) that the ~~accessory~~ off-street parking spaces and required curb cuts are located within subzones A-1, A-2, or A-3 for ~~zoning lots~~ within subzones A-1, A-2, or A-3 or within subzones A-5 or A-6, for ~~zoning lots~~ in subzones A-5 or A-6, as indicated in ~~the Zone A District Plans in Appendix 2 and Appendix 3, Permitted Parking Locations Parking Setbacks in Appendix 2.5 and Appendix 3.4 and Permitted Curb Cut Locations in Appendix 2.6 and Appendix 3.5 of the #Special Battery Park City District#;~~
- (b) that such ~~accessory~~ off-street parking spaces will be conveniently located in relation to the ~~residential buildings~~ to which such off-street spaces are ~~accessory~~, and provided that all such spaces shall not be further than 600 feet from the nearest boundary of the ~~zoning lot~~ occupied by the ~~residences~~ to which they are ~~accessory~~;
- (c) that such location of ~~accessory~~ off-street parking spaces will permit better site planning;
- (d) that the ~~accessory~~ off-street parking facility will not create or contribute to traffic congestion or unduly inhibit vehicular and pedestrian movement;
- (e) that the ~~accessory~~ off-street parking facility is located so as to draw a minimum of additional vehicular traffic to and through local ~~residential~~ ~~streets~~; and
- (f) that such ~~accessory~~ off-street parking facility shall contain parking spaces ~~accessory~~ to ~~residential uses~~ only.

Whenever off-street parking spaces are authorized to be located without regard to ~~zoning lot lines~~ in accordance with the provisions of this Section, the number of spaces generated by each ~~building~~ shall be recorded in that ~~building's~~ certificate of occupancy (temporary and permanent). In addition, any certificate of occupancy for the ~~accessory~~ off-street parking facility shall state the number of parking spaces authorized to be relocated from each ~~zoning lot~~.

~~84-311 84-142~~

Accessory off-street parking spaces for buildings containing hotel uses

For the ~~zoning lot~~ south of First Place and east of Battery Place, ~~accessory~~

off-street parking spaces for hotel #uses# may be provided only in accordance with this Section. Such #accessory# parking facilities shall contain no more than 15 percent of the number of #transient hotel# rooms or 225 spaces, whichever is less.

In the case of a #building# containing both #residential# and hotel #uses#, the number of #accessory# off-street parking spaces shall not exceed the number of spaces permitted for each #use# in accordance with this Section and Section 84-~~3154-141~~ (Accessory off-street parking spaces); however, in no event may the maximum number of #accessory# off-street parking spaces exceed 225 spaces.

#### ~~84-32~~ 84-143

##### Off-street loading

Enclosed #accessory# off-street loading berths shall be provided in conformity with the requirements set forth in the following table and under rules and regulations promulgated by the Commissioner of Buildings, for the #uses# listed in the table.

## REQUIRED OFF-STREET LOADING BERTHS

Type of #Use#	For #Floor Area# (in square feet)	Required Berths
Supermarkets	First 8,000	None
	Next 17,000	1
	Next 15,000	1
	Each additional 15,000 or fraction thereof	1
Hotels	First 100,000	None
	Next 200,000	1
	Each additional 300,000 or fraction thereof	1

All required off-street loading berths shall have a minimum length of 33 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14 feet, except that required off-street loading berths for hotels as permitted in Section 84-12 (Use Regulations) shall be allowed to have a minimum vertical clearance of 12 feet.

### 84-33 84-144

#### Location of curb cuts

Curb cuts are permitted only in the areas or locations indicated in ~~the Zone A District Plan in~~ Appendix 2.6 and Appendix 3.5. The aggregate width of all curb cuts provided for any #development# shall not exceed 20 feet, except that:

- (a) for the #zoning lot# bounded to the north by a mapped public place, to the west by North Park, to the south by Chambers Street, and to the east by Marginal Street, the aggregate width of all curb cuts shall not exceed 40 feet;
- (b) for the #zoning lot# bounded by Warren Street to the north, River Terrace to the west, North End Avenue to the east and Park Place West to the south, the aggregate width of all curb cuts shall not exceed 30 feet, comprised of two 15 foot curb cuts;
- (c) for the #zoning lot# bounded by Murray Street to the north, River Terrace to the west, North End Avenue to the east and Vesey Place to the south, the aggregate width of all curb cuts shall not exceed 40 feet, including a 25 foot wide curb cut as access to the #accessory# off-street parking facility; and
- (d) for the #zoning lot# south of First Place and east of Battery Place, the

aggregate width of all curb cuts shall not exceed 50 feet.

#### 84-20

#### ZONE B

Zone B is designed to provide for commercial and mixed #development# with ancillary retail and service #uses#, in accordance with the Large Scale Commercial Development Plan which is attached as an exhibit to the Master Lease for Battery Park City dated June 6, 1980, as amended. Alignment of the pedestrian bridge at Liberty Street shall connect or allow for connection at the easterly line of West Street with pedestrian ways to be provided on the southerly side of Liberty Street, as set forth in Article VIII, Chapter 6 (Special Greenwich Street Development District). In addition, the pedestrian bridge at the World Trade Center crossing shall connect or allow for connection with the World Trade Center at the easterly line of West Street. The pedestrian bridges are shown on the District Plan in Appendix 1.

#### 84-30

#### ZONE C

#### 84-31

#### General Provisions

Zone C is designed to provide for commercial and mixed #use# #development#, parking and ancillary retail and service #uses# as permitted pursuant to this Chapter. The location and boundaries of Zone C are shown on Appendix 1 and Appendix 3 of this Chapter. Except as expressly modified by the provisions of this chapter, the regulations applying to a C6-6 District shall apply in Zone C of the #Special Battery Park City District#.

#### 84-32

#### Use Regulations

Use regulations applicable in C6-6 districts shall apply subject to the provisions of Sections 84-031 and 84-032. In addition, the following #uses# shall be permitted:

- Sale or rental of sporting goods or equipment including instruction in skiing, sailing or skin diving as permitted in Use Group 14
- Indoor interactive entertainment facilities, with eating and drinking, consisting of mechanical, electronic, or computer supported games provided

that a minimum of four square feet of waiting area within the #zoning lot# shall be provided for each person permitted under the occupant capacity as determined by the New York City Building Code. The required waiting area shall be in an enclosed lobby and shall not include space occupied by stairs, corridors or restrooms.

- Public parking facilities subject to Section 84-341.

- #Physical culture or health establishments#.

### 84-33

#### Bulk Regulations

#Bulk# regulations otherwise applicable in C6-6 districts and equivalent #residential# districts are hereby modified to the extent set forth in this Section and Section 84-331 through 333.

The height and setback regulations otherwise applicable in C6-6 districts, and equivalent #residential# districts, are superseded by the regulations set forth in Section 84-332, Section 84-333, Appendix 3.1 and Appendix 3.2.

### 84-331

#### Floor area regulations

Notwithstanding any other provisions of this Resolution, the permitted #floor area ratio# for any #development# or #enlargement# shall not exceed 15.0. The #floor area ratio# of a #residential building# or the #residential# portion of a mixed #building# shall not exceed 10.0. The #floor area# bonus provisions shall not apply.

For a #residential# #building#, or the #residential# portion of a #mixed building#, the provisions of Section 23-22 (Required Lot Area per Dwelling Unit, Lot Area per Room, or Floor Area per Room) shall not apply. For every 300 square feet of gross #residential# #floor area# provided within any #building#, there shall be no more than one #room#.

### 84-332

#### Mandatory front building walls

Where Appendix 3.1 shows a requirement for a #development# to be built to a #mandatory front building wall line#, any such #development# shall have a mandatory front building wall coincident with and constructed along such

**#mandatory front building wall line#** for a minimum of 80 percent of the length of the frontage required to have the mandatory front building wall, which shall rise without setback for a height above **#curb level#** not less than 110 feet nor more than 140 feet. However, where Appendix 3.1 shows a mandatory front wall along Murray Street, such front building wall may be located either along the **#street line#** on Murray Street or at right angle to North End Avenue within 30 feet from the intersection of Murray Street and North End Avenue.

At 140 feet above **#curb level#**, the **#building#** must setback at least 15 feet from the **#street line#** of Vesey Street, North End Avenue and Murray Street. Front wall recesses for architectural and decorative purposes are permitted in mandatory front walls provided that:

- the aggregate area of front wall recesses below the maximum height of the required front wall is less than 50 percent of the required mandatory front building wall;
- the maximum depth of any recess shall be 20 feet;
- recesses with a depth of less than 2 feet shall not be considered recesses for the purposes of this section; and
- recesses shall not be open to the sky above.

#### 84-333

##### Limited height of buildings

Above a height of 140 feet above **#curb level#**, the **#lot coverage#** of any **#development#** or portion thereof may not exceed 40 percent of the total area of Zone C.

The maximum height of any **#building#** or a portion thereof shall not exceed 400 feet on any portion of Zone C shown as **#special height location#** in Appendix 3.2 except that permitted obstructions pursuant to Section 33-42 (Permitted Obstructions) shall be allowed to penetrate the maximum height limit.

#### 84-34

##### Parking Regulations

Notwithstanding any other regulations of this Resolution, off-street parking spaces shall be permitted pursuant to this section.

#### 84-341

##### Off-street parking

**#Accessory#** off-street parking spaces are not required in Zone C. However, a

maximum of 300 public parking spaces are permitted in Zone C provided that:

- such spaces shall be completely enclosed;
- no portion of the parking facility, other than entrances and exits, shall be visible from adjoining #zoning lots#, #streets# or parks or the #Esplanade#;
- no exhaust vents shall open onto any #street# or park; and
- parking facility shall not be more than 23 feet above #curb level#.

#### §4.342

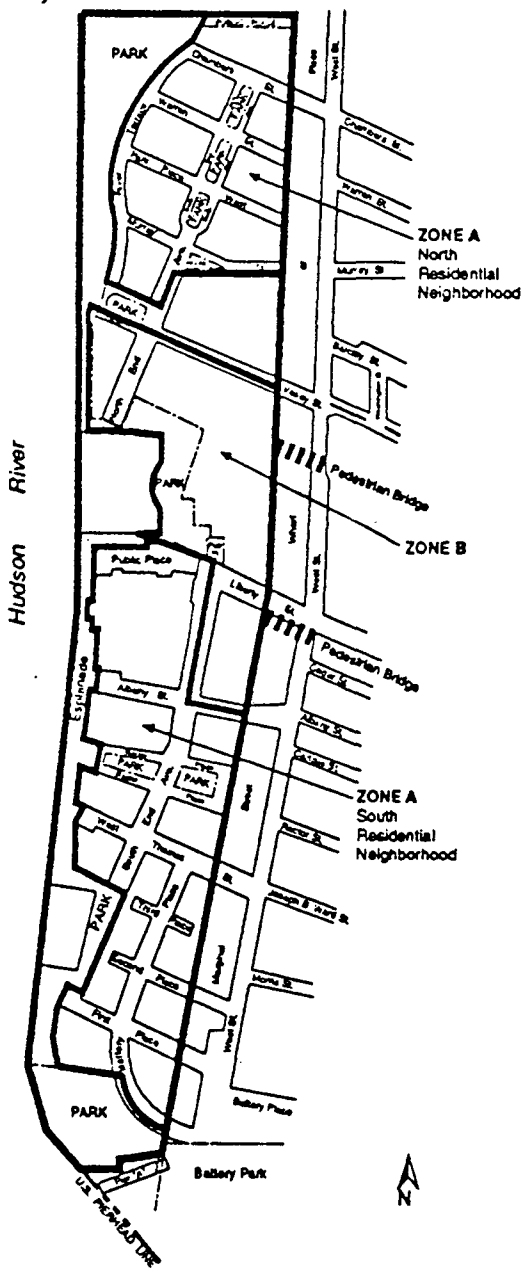
##### Curb Cuts

Curb cuts are permitted only in locations indicated in Appendix 3.5 and along any #street# or right-of-way not shown on Appendix 3.5. The aggregate width of all curb cuts for Zone C shall not exceed 50 feet.

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### APPENDIX 1 Special Battery Park City District Plan

 District Boundary

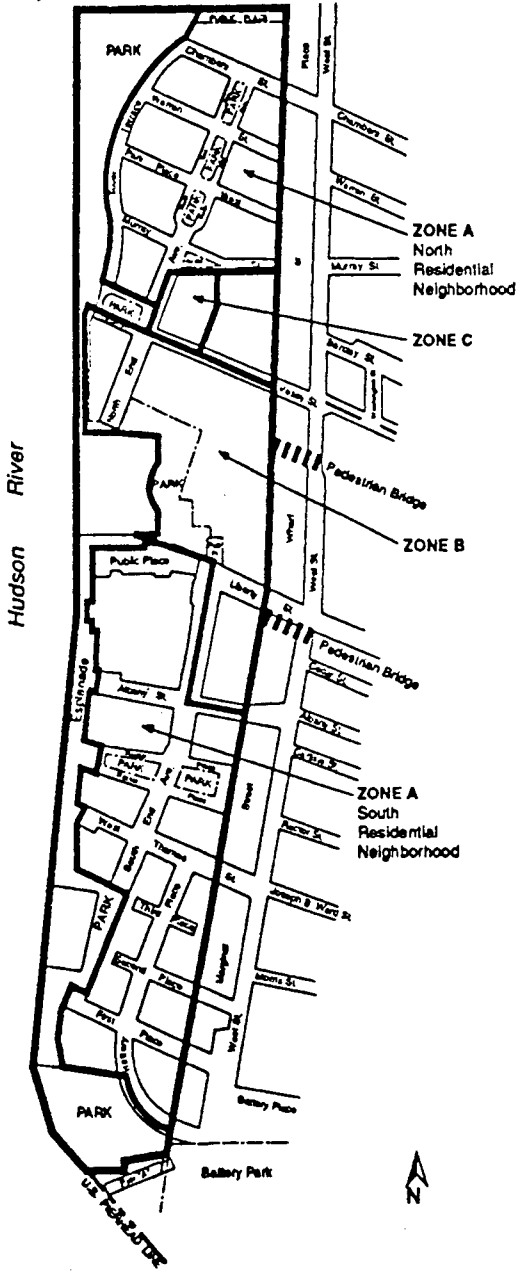




New map to be added

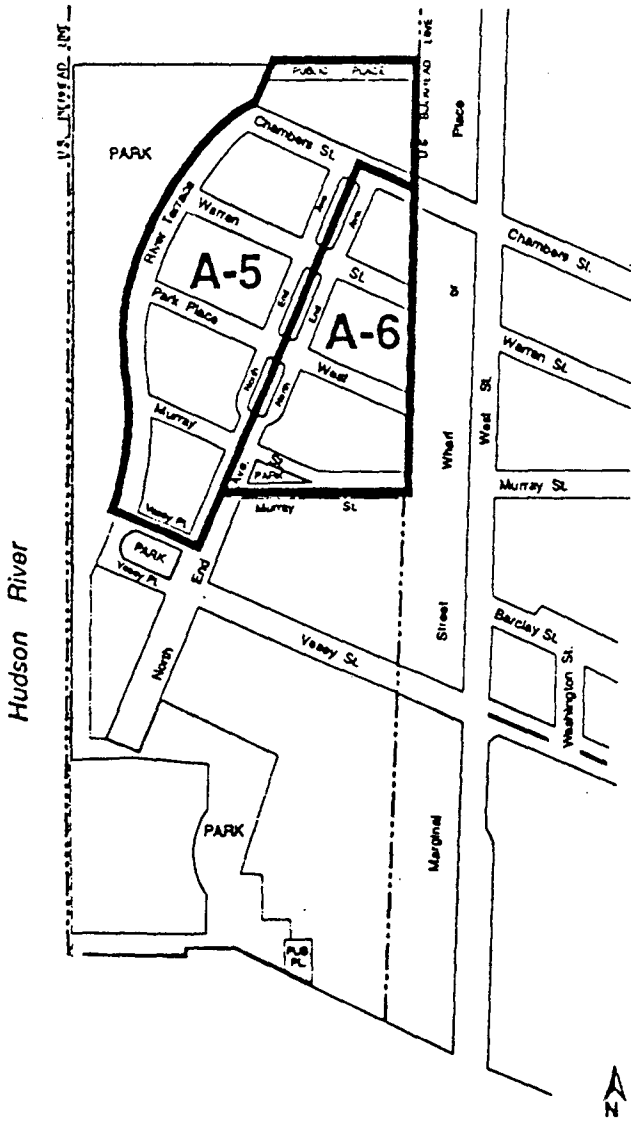
APPENDIX 1  
Special Battery Park City District  
District Plan

— District Boundary



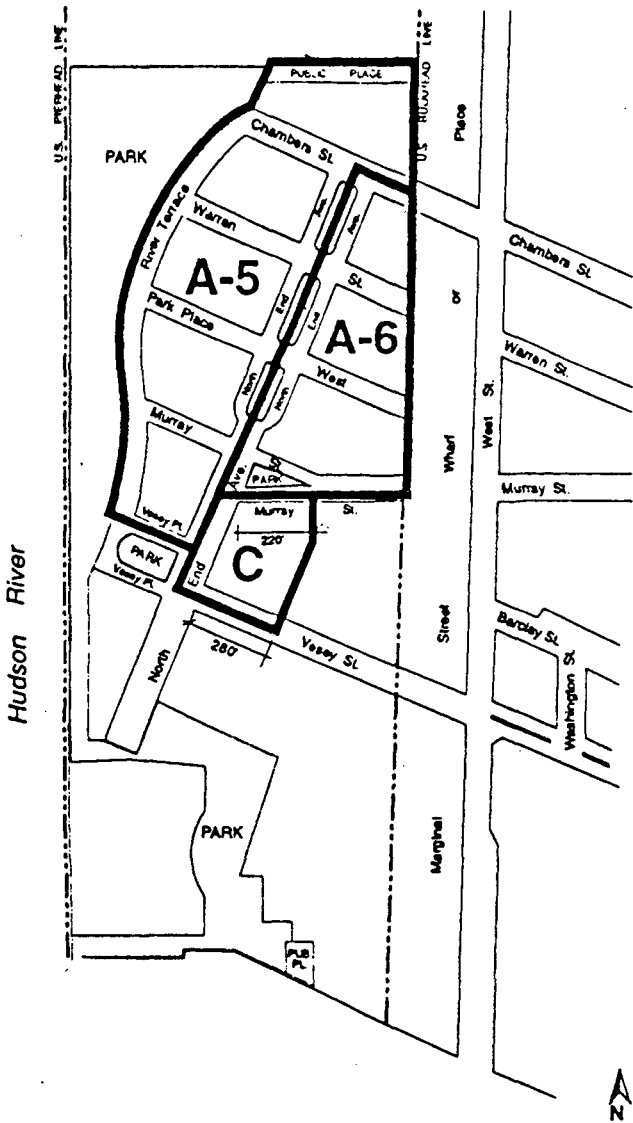
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APPENDIX 3  
Special Battery Park City District  
Zone A North Residential Neighborhood



New map to be added

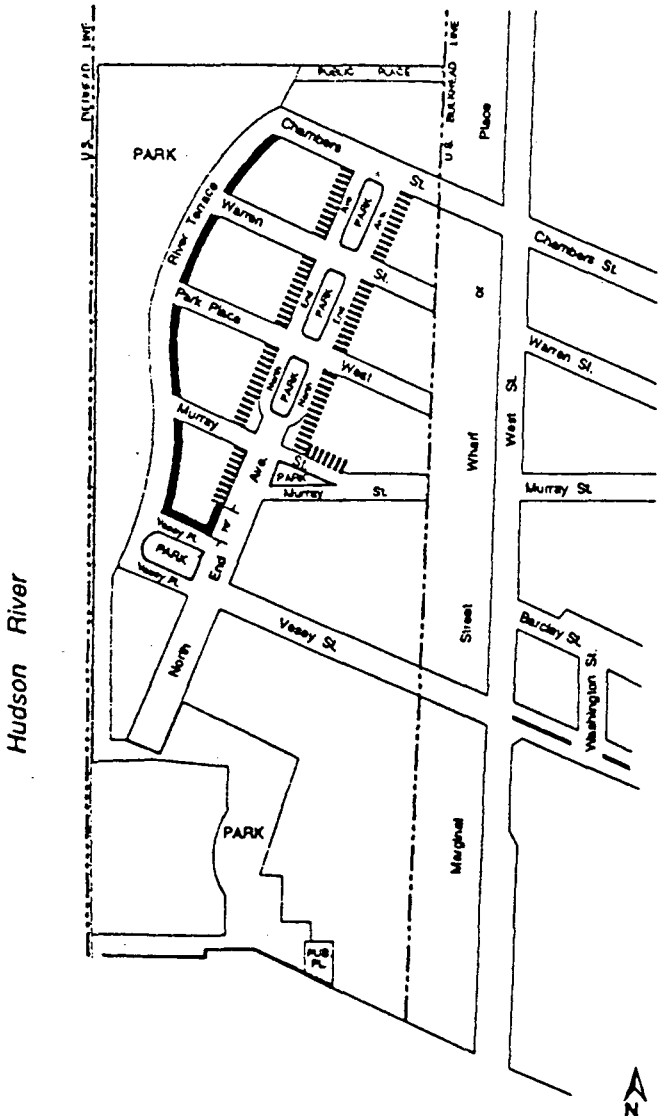
APPENDIX 3  
Special Battery Park City District  
Zone A North Residential Neighborhood and Zone C



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APPENDIX 3.1  
Special Battery Park City District  
Mandatory Front Building Walls

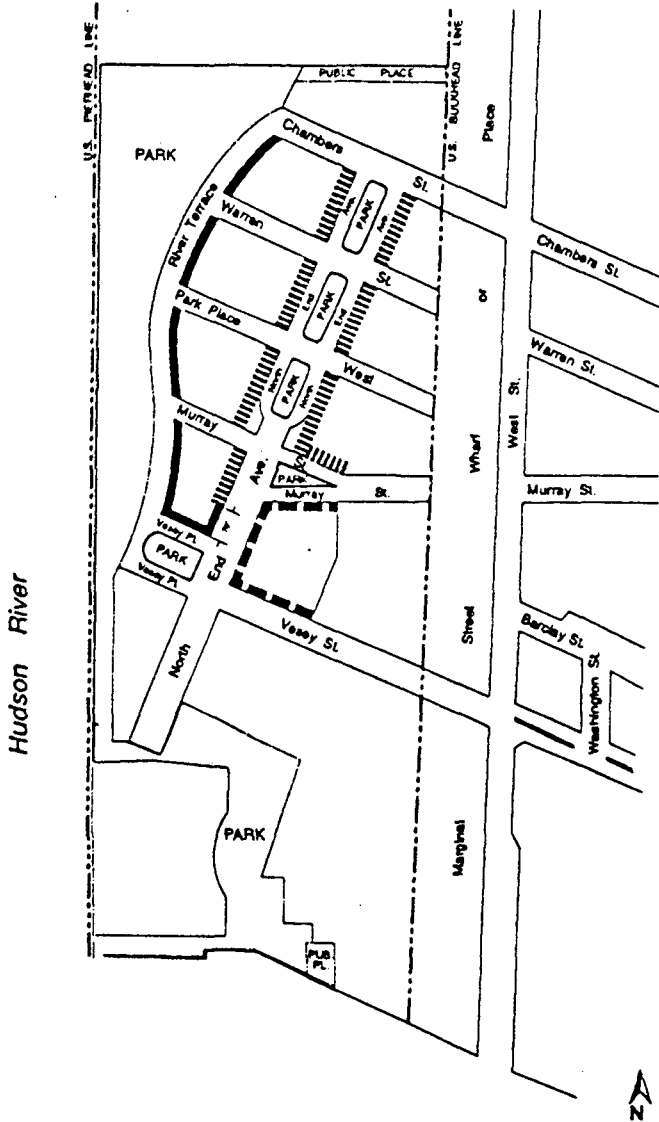
||||| 110 ft. - 135 ft. Wall  
———— 150 ft. - 250 ft. Wall



New map to be added

APPENDIX 3.1  
Special Battery Park City District  
Mandatory Front Building Walls




- ||||||| 110 ft. - 135 ft. Wall
- ▬▬▬▬▬ 110 ft. - 140 ft. Wall
- ▬▬▬▬▬▬▬ 150 ft. - 250 ft. Wall

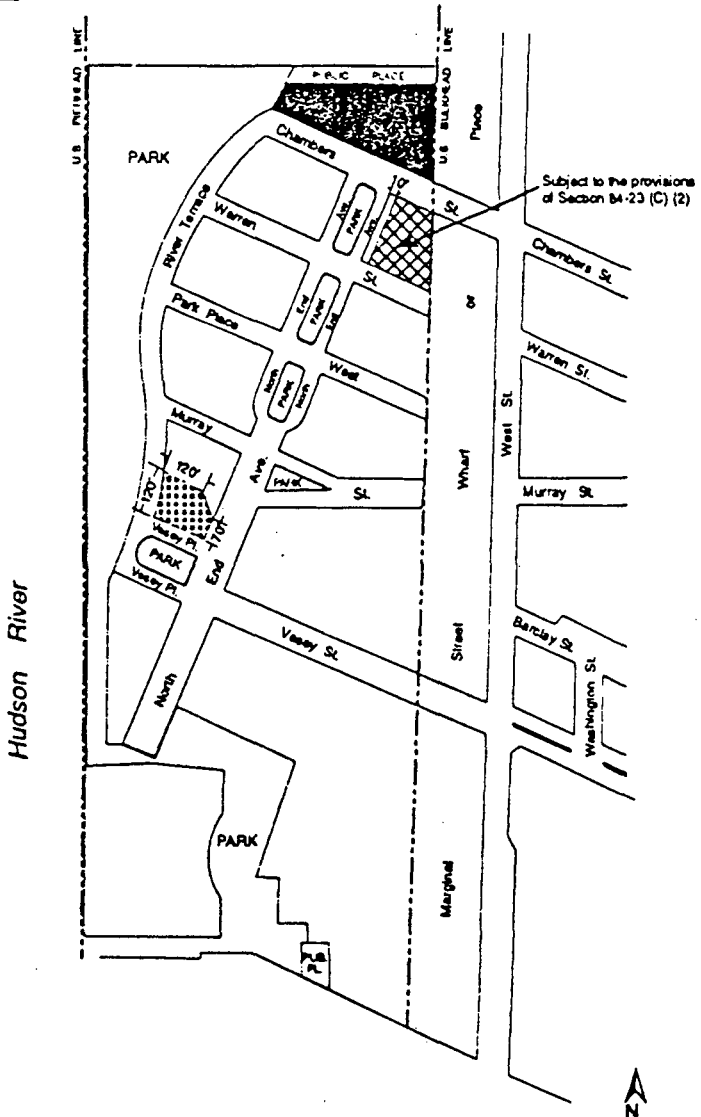


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APPENDIX 3.2  
Special Battery Park City District  
Special Height Locations

Special Height Locations




-  270 ft.
-  320 ft.
-  400 ft.

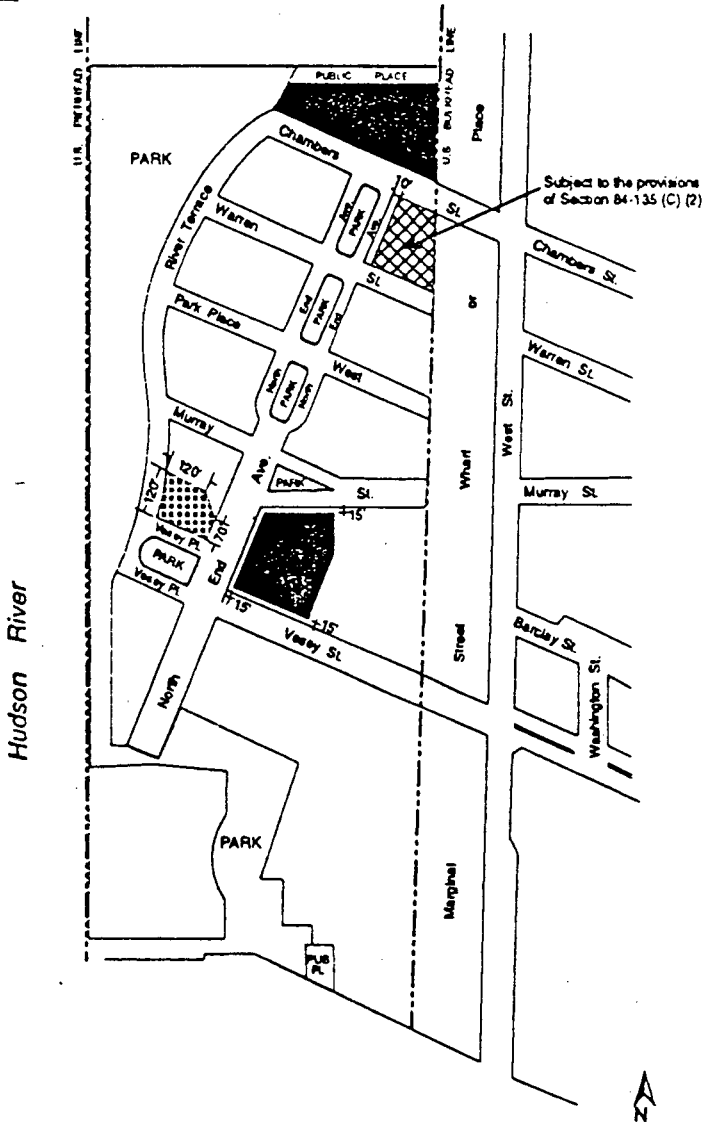


New map to be added

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

Special Height Locations

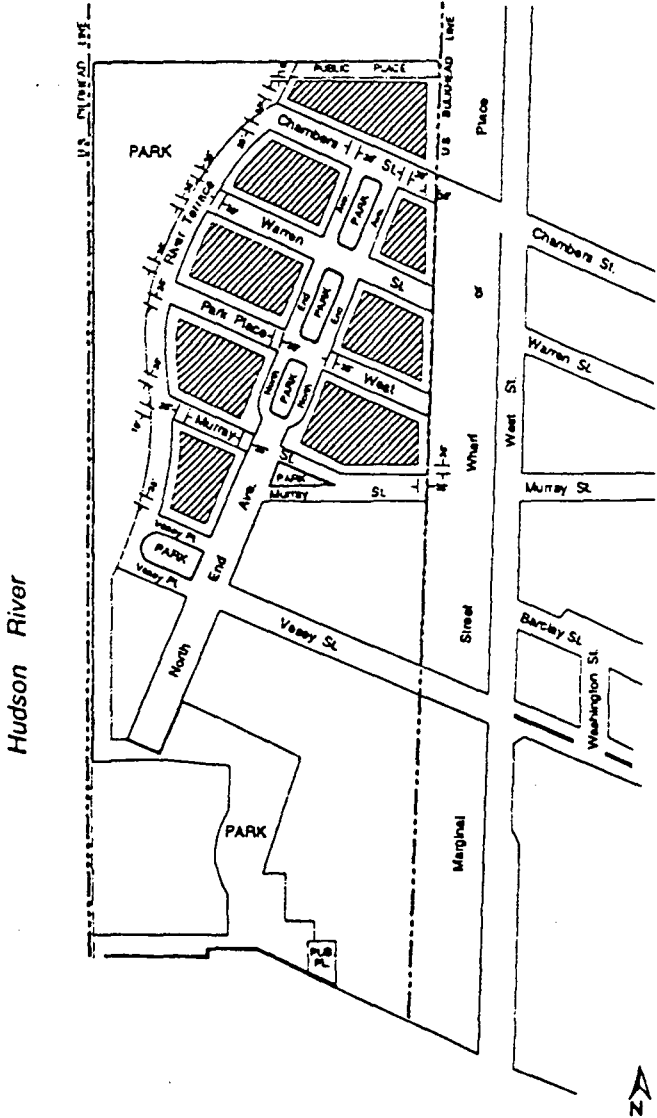
-  270 ft.
-  320 ft.
-  400 ft.



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APPENDIX 3.4  
Special Battery Park City District  
Parking Setbacks

 Permitted Parking Locations

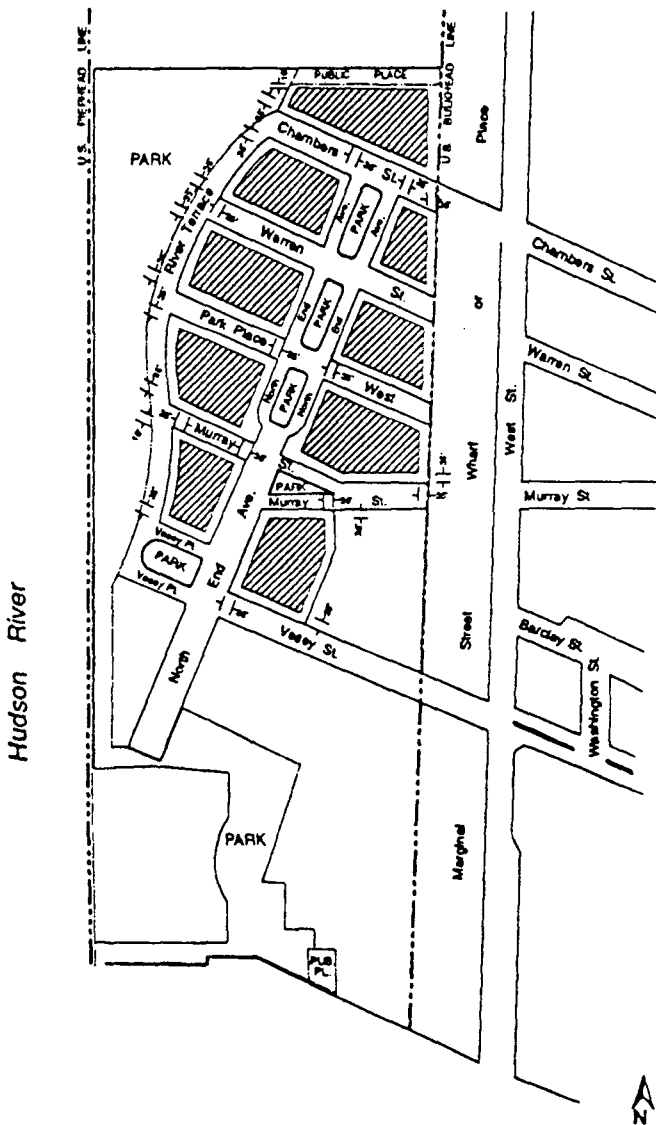




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APPENDIX 3.4  
Special Battery Park City District  
Parking Setbacks

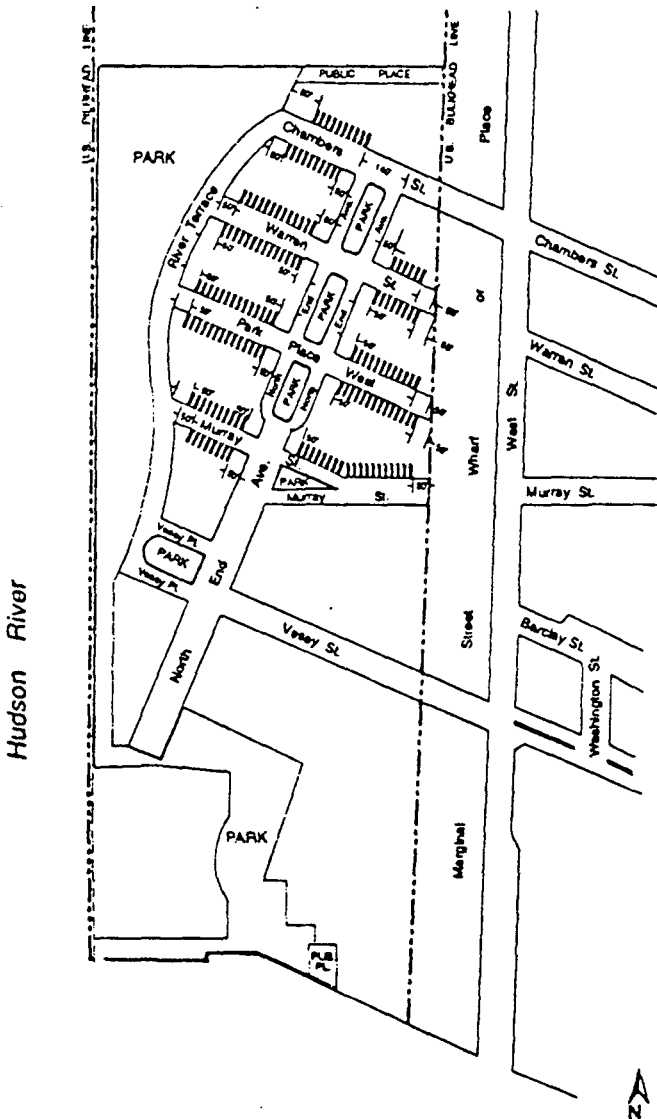
 Permitted Parking Locations



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APPENDIX 3.5  
Special Battery Park City District  
Curb Cut Locations

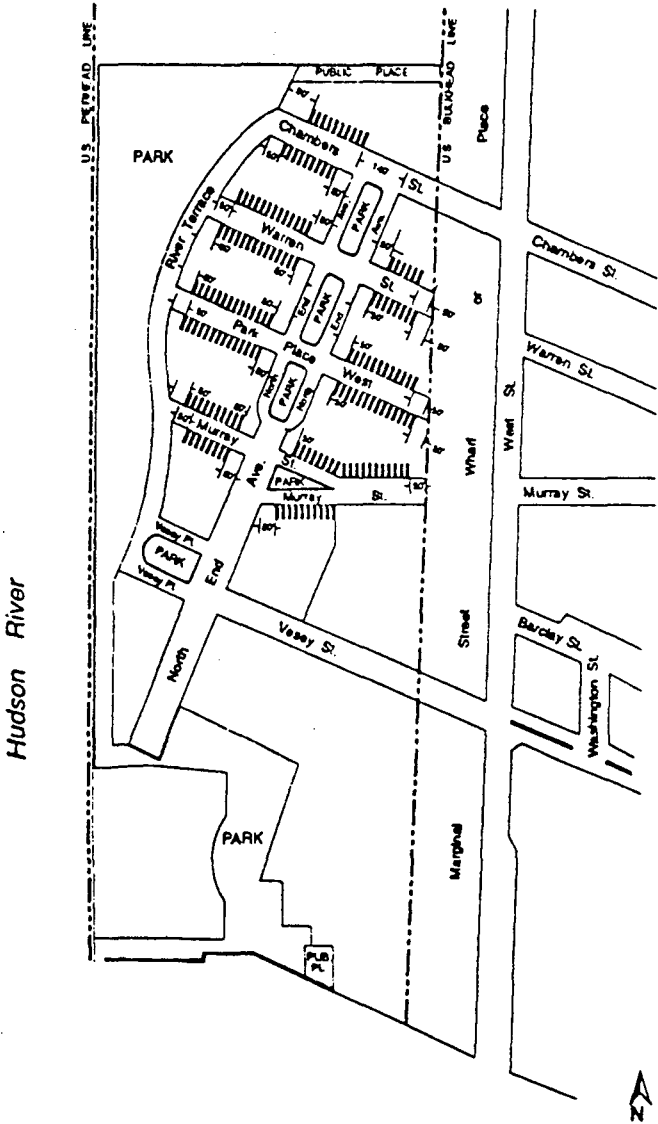
||||| Permitted Curb Cut Locations



New map to be added

APPENDIX 3.5  
Special Battery Park City District  
Curb Cut Locations

||||| Permitted Curb Cut Locations



(On October 9, 1996, Cal. No. 7, the Commission scheduled October 23, 1996 for a public hearing. On October 23, 1996, Cal. No. 33, the hearing was closed.)

**For consideration.**

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**No. 42**

**CD 2**

**C 960495 ZSM**

**IN THE MATTER OF** an application submitted by Soho Grand Hotel pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to permit modification of the following use regulations:

- **Section 42-14D(2)(a):** to allow Use Group 6 uses below the floor level of the second story in a building occupying more than 3,600 square feet of lot area; and
- **Section 42-14D(2)(b):** to allow Use Group 6 uses below the floor level of the second story in any building;

**in a building located at 310 West Broadway (Block 227, Lot 28), in M1-5A and M1-5B Districts.**

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.

(On October 23, 1996, Cal. No. 13, the Commission scheduled November 6, 1996 for a public hearing. On November 6, 1996 Cal. No. 31, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS****No. 43****CD 9****C 930229 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:

1. **One (1) city-owned property located on the west side of 103rd Street, 150 feet south of 101st Avenue (Block 9420, Lot 110) pursuant to zoning.**
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>Location</u>
9299	49	East side of 109th Street, 370 feet north of 91st Avenue
9438	107	West side of 121st Street, 50 feet south of Atlantic Avenue

(On October 9, 1996, Cal. No. 8, the Commission scheduled October 23, 1996 for a public hearing. On October 23, 1996, Cal. No. 34, the hearing was closed.)

**For consideration.**

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**No. 44**
**CD 14****C 930234 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 four (4) city-owned properties pursuant to zoning:

<u>Block</u>	<u>Lot</u>	<u>Location</u>
15742	90	South side of Falcon Avenue, 280 feet east of B. 32nd St.

16038	14	East side of B. 65th Street, 260 feet north of Beach Channel Drive
16050	6,7	South side of Elizabeth Avenue, 100 feet east of B. 72nd Street
16053	51	North side of Amstel Boulevard, 280 feet east of B. 72nd Street

(On October 9, 1996, Cal. No. 9, the Commission scheduled October 23, 1996 for a public hearing. On October 23, 1996, Cal. No. 35, the hearing was closed.)

For consideration.

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No. 45

CD 14

C 960669 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 two (2) city-owned properties pursuant to zoning.

<u>Block</u>	<u>Lot</u>	<u>Address</u>
16166	33	113-04 Rockaway Beach Boulevard
16064	34	72-02 Beach 72nd Street

(On October 9, 1996, Cal. No. 10, the Commission scheduled October 23, 1996 for a public hearing. On October 23, 1996, Cal. No. 36, the hearing was closed.)

For consideration.

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Nos. 46 and 47

*(Applications for modification of a Restrictive Declaration and an amendment to the City Map concerning the development of 86 two-family houses and a waterfront public pedestrian access easement)*

## No. 46

CD 7

C 860294 (A) ZMQ

**IN THE MATTER OF** an application submitted by Eastpoint Developers, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the **modification of Restrictive Declaration D-112, which was previously approved as part of an application for a Zoning Map Amendment (C 860294 ZMQ)** to allow the development of 86 two-family houses and a waterfront public pedestrian access easement along the east and northeast boundaries of property located to the west of 121st Street and generally bounded by the U.S. Pierhead Line of the East River, 5th Avenue and the northerly prolongation of College Place (Block 3916, Lots 1, 8, 12, and 18), in a C2-2 District mapped within an R4 District.

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

(On October 9, 1996, Cal. No. 11, the Commission scheduled October 23, 1996 for a public hearing. On October 23, 1996, Cal. No. 37, the hearing was closed.)

**For consideration.**

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 No. 47

CD 7

C 960270 MEQ

**IN THE MATTER OF** an application submitted by Eastpoint Developers Inc., pursuant to Sections 197-c and 199 of the New York City Charter for an **amendment to the City Map** involving a modification of the existing permanent sewer easement, a modification of the existing public pedestrian access easement, the elimination of the existing fishing pier easement and the elimination of the existing boat launching easement within an area generally bounded by 121st Street, 5th Avenue, Hermon A. MacNeil Park and the East River, and any acquisition or disposition of property related thereto, all in accordance with Map No. 4933, dated April 29, 1996 and signed by the Borough President.

(On October 9, 1996, Cal. No. 12, the Commission scheduled October 23, 1996 for a public hearing. On October 23, 1996, Cal. No. 38, hearing was closed.)

**For consideration.**

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No. 48

CD 7

C 950064 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 two (2) city-owned properties** restricted to accessory parking in accordance with Section 25-40 of the Zoning Resolution.

<u>Block</u>	<u>Lot</u>	<u>Address</u>
5022	1153	143-51 Roosevelt Avenue
5137	1090	138-35 Elder Avenue

(On October 9, 1996, Cal. No. 13, the Commission scheduled October 23, 1996 for a public hearing. On October 23, 1996, Cal. No. 39, the hearing was closed.)

For consideration.

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 No. 49

CD 14

N 970200 PXQ

**IN THE MATTER OF** a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services pursuant to Section 195 of the New York City Charter for **use of property located at 219 Beach 59th Street** (Block 15901, Lots 8, 58, 62) as **offices**. (Human Resources Administration Income Support Offices.)

(On October 23, 1996 the Commission duly advertised November 6, 1996 for public hearing. On November 6, 1996, Cal. No. 45, the hearing was closed.)

For consideration.