

CITY PLANNING COMMISSION DISPOSITION SHEET

SPECIAL MEETING:
MONDAY, JULY 28, 1997
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	N 970654 ZRY	cw	Scheduled to be Heard 9/3/97				
2	C 960448 ZMX	9	Favorable Report Adopted				
3	N 970735 HKM	6	Forward Rep't to City Council				
4	N 970736 HKM	3	▪ ▪				
5	N 970756 HKM	2	▪ ▪				
6	C 970145 ZSM	5	Unfavorable Report Adopted				
7	C 970476 ZSM	4	Favorable Report Adopted				
8	C 970391 HAM	3	▪ ▪				
9	C 970160 ZMR	1	▪ ▪				

COMMISSION ATTENDANCE:		Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R																
Calendar Numbers:			2	3	4	5	6	7	8	9									
Joseph B. Rose, Chairman	P		Y	Y	Y	Y	Y	Y	Y	Y									
Victor G. Alicea, Vice Chairman	A																		
Albert Abney	P		Y	Y	Y	Y	Y	Y	Y	Y									
Angela M. Battaglia	P		Y	Y	Y	Y	Y	Y	Y	Y									
Amanda M. Burden, A.I.C.P.	P		Y	Y	Y	Y	Y	Y	Y	Y									
Irwin Cantor, P.E.	P		Y	Y	Y	Y	Y	Y	Y	Y									
Kathy Hirata Chin, Esq.	A																		
Alexander Garvin	P		Y	Y	Y	Y	Y	Y	Y	N	Y								
Anthony I. Giacobbe, Esq.	P		Y	Y	Y	Y	Y	Y	Y	Y									
William J. Grinker	A																		
Brenda Levin	P		Y	Y	Y	Y	Y	Y	Y	Y									
Edward Rogowsky	P		Y	Y	Y	Y	Y	Y	Y	Y									
Jacob B. Ward, Esq., Commissioners	P		Y	Y	Y	Y	Y	Y	Y	Y									

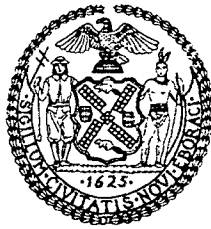
MEETING ADJOURNED AT: 2:55 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

MONDAY, JULY 28, 1997

SPECIAL MEETING AT 1:00 P.M.
in
SPECTOR HALL
22 READE STREET, MANHATTAN



Rudolph W. Giuliani, Mayor
City of New York
Prepared by Rosa R. Romero, Calendar Officer

CITY PLANNING COMMISSION

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.

I. SCHEDULING

CITYWIDE

No. 1

Citywide

N 970654 ZRY

PUBLIC HEARING:

(Amendment of the Zoning Resolution concerning the modification of special permit, authorization and other provisions relating to landmark buildings and buildings and zoning lots within Historic Districts designated by the Landmarks Preservation Commission.)

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 various sections concerning landmark buildings and Historic Districts designated by the Landmarks Preservation Commission.

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.

15-20

REGULATIONS GOVERNING CONVERSIONS TO DWELLING UNITS OF NON-RESIDENTIAL BUILDINGS IN C6-2M, C6-4M, M1-5M and M1-6M DISTRICTS

(a) The #lot area# requirements of the following sections are hereby superseded and replaced with the requirements of Sections 15-21 and 15-22 for the conversion of non-residential buildings# to #dwelling units#:

Sections 23-20 through 23-28 (DENSITY REGULATIONS-REQUIRED LOT AREA PER DWELLING UNIT, LOT AREA PER ROOM, OR FLOOR AREA PER ROOM);

Section 24-20 (LOT AREA REQUIREMENTS FOR BUILDINGS USED PARTLY FOR RESIDENTIAL USE);

Sections 35-40 through 35-43 (APPLICABILITY OF THE LOT AREA REQUIREMENTS TO MIXED BUILDINGS); and

Section 54-31 (Enlargements or Conversions).

In addition, the #open space ratio#, #yard#, minimum distance between two or more #buildings# on a single #zoning lot# and minimum distance between windows and walls or #lot lines# requirements are hereby superseded and replaced by the requirements of Sections 15-23 and 15-24.

(b) In C6-2M, C6-4M, M1-5M and M1-6M Districts, the requirements of SECTION 15-21 (USE REGULATIONS - TRANSFER OF PRESERVATION OBLIGATIONS AND CONVERSION RIGHTS) MAY BE WAIVED BY AUTHORIZATION

OF THE CITY PLANNING COMMISSION IN CONNECTION WITH THE CONVERSION OF ALL OR ANY PORTION OF A NON-RESIDENTIAL BUILDING TO A RESIDENTIAL USE, provided that:

- (1) such non-residential building is either a landmark or lies within a Historic District designated by the Landmarks Preservation Commission;
- (2) any alterations to the subject building, required in connection with such conversion to residential use, have received a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission;
- (3) a program has been established for continuing maintenance that will result in the preservation of the subject building or buildings as evidenced by a report from the Landmarks Preservation Commission; and
- (4) such non-residential buildings, or portions thereof, being converted to residential use, shall comply with the residential floor area per room requirements set forth in Section 74-711 paragraph (a)(3), (Landmark preservation in all districts).

In order to grant an authorization the City Planning Commission shall find that such waiver shall have minimal adverse effects on the conforming uses located within the building and in the surrounding area.

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

23-45

Minimum Required Front Yards

* * *

R1 R2 R3 R4 R5

- (d) For any zoning lot located in a Historic District designated by the Landmarks Preservation Commission, the provisions of paragraphs (a) and (b) of this Section are modified as follows:

The depth of the front yard may vary between the requirements of paragraph (a) of this Section, or as modified in any applicable Special District, and the depth of the front yard of any adjacent zoning lot.

23-633

Street wall location and height and setback regulations in certain districts

* * *

R6A R6B R7A R7B R7X R8A R8B R8X R9A R9X R10A R10X

- (d) Additional regulations

In the districts indicated, and for buildings developed or enlarged pursuant to the Quality Housing Program in other R6, R7, R8, R9 and R10 Districts, the following additional regulations shall apply:

* * *

(4) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height and #street wall# location regulations of this Section, or as modified in any applicable Special District, shall be modified as follows:

(i) The minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, IF SUCH HEIGHT IS LOWER THAN THE MINIMUM BASE HEIGHT REQUIRED, UP TO THE MINIMUM BASE HEIGHT REQUIREMENTS OF THIS SECTION, or as modified in any applicable Special District.

(ii) The location of the #street wall# of any #building# may vary between the #street wall# location requirements of this Section, or as modified in any applicable Special District, and the location of the #street wall# of an adjacent #building# fronting on the same #street line#.

* * *

35-25

Special Street Wall Location and Height and Setback Regulations in Certain Districts

* * *

(e) Additional regulations

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-5A C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-3X C6-4A C6-4X

* * *

(4) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height and #street wall# location regulations of this Section, or as modified in any applicable Special District, shall be modified as follows:

(i) The minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, IF SUCH HEIGHT IS LOWER THAN THE MINIMUM BASE HEIGHT REQUIRED, UP TO THE MINIMUM BASE HEIGHT REQUIREMENTS OF THIS SECTION, or as modified in any applicable Special District.

(ii) The location of the #street wall# of any #building# may vary between the #street wall# location requirements of this Section, OR AS MODIFIED IN ANY APPLICABLE SPECIAL DISTRICT, and the location of the #street wall# of an adjacent #building# fronting on the same #street line#.

* * *

42-14

Use Group 17

* * *

D. Special #uses# in M1-5A and M1-5B Districts

M1-5A M1-5B

(1) #Joint living-work quarters for artists# in #buildings# in M1-5A and M1-5B Districts provided:

- (a) Such #building# was erected prior to December 15, 1961.
- (b) The #lot coverage# of such #building# does not exceed 5,000 square feet except that in #buildings# with frontage along Broadway the #lot coverage# shall not exceed 3,600 square feet. However, such quarters may also be located in a #building# occupying more than 5,000 square feet of #lot area# if the entire #building# was held in cooperative ownership by #artists# on September 15, 1970. #Joint living-work quarters for artists# are permitted in other #buildings or other structures# only by special permit of the City Planning Commission pursuant to Section 74-782, or by minor modification of the Chairperson of the City Planning Commission pursuant to Section 42-141 paragraph (e), or by authorization of the City Planning Commission pursuant to Section 42-142, (Modification by AUTHORIZATION OF THE CITY PLANNING COMMISSION OF use regulations in M1-5A and M1-5B Districts).
- (c) In M1-5B Districts in #buildings# occupying less than 3,600 square feet of #lot area#, #joint living-work quarters for artists# may not be located below the floor level of the second #story# unless modified by the Chairperson of the City Planning Commission pursuant to Section 42-141 (Modification by certification of the Chairperson of the City Planning Commission of uses in M1-5A and M1-5B Districts) or § Section 74-781 (Modification by special permit of the City Planning Commission of uses in M1-5A and M1-5B Districts), or by authorization of the City Planning Commission pursuant to Section 42-142, (MODIFICATION BY AUTHORIZATION OF THE CITY PLANNING COMMISSION OF USE REGULATIONS IN M1-5A AND M1-5B DISTRICTS).
- (d) In #buildings# occupying more than 3,600 square feet of #lot area#, #joint living-work quarters for artists# may not be located below the floor level of the second #story# unless modified by the Chairperson of the City Planning Commission pursuant to Section 42-141 (Modification by certification of the Chairperson of the City Planning Commission of uses in M1-5A and M1-5B Districts) or § Section 74-781 (Modification by special permit of the City Planning Commission of uses in M1-5A and M1-5B Districts), or by authorization of the City Planning Commission pursuant to Section 42-142, (Modification by authorization of the City Planning Commission of use regulations in M1-5A and M1-5B Districts).

42-142

Modification by authorization of the City Planning Commission of use regulations in M1-5A and M1-5B Districts

In M1-5A and M1-5B Districts, the requirements of Section 42-14 D.(1)(b),(c), and (d),(Use Group 17), may be modified by authorization of the City Planning Commission provided that:

- (a) such non-#residential building# is either a landmark or lies within a Historic District designated by the Landmarks Preservation Commission;
- (b) any alterations to the subject #building# required in connection with such conversion to #residential use# have received a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission; and
- (c) a program has been established for continuing maintenance that will result in the preservation of the

~~subject #building# or #buildings# as evidenced by a report from the Landmarks Preservation Commission.~~

~~In order to grant an authorization the City Planning Commission shall find that such modification of #use# requirements shall have minimal adverse effects on the conforming #uses# located within the #building# and in the surrounding area.~~

~~The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.~~

74-71

Landmark Preservation

74-711

Landmark preservation in all districts

~~In all districts, upon application of the Landmarks Preservation Commission, for #zoning lots# containing a landmark designated by the Landmarks Preservation Commission, or for #zoning lots# with existing #buildings# located within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit modification of the #use# and #bulk# regulations, except #floor area ratio# regulations, applicable to #zoning lots# with existing #buildings# provided that the following findings are made :~~

~~(a) that the said #zoning lot# contains a landmark designated by the Landmarks Preservation Commission, or that said #zoning lot# lies within a Historic District designated by the Landmarks Preservation Commission;~~

~~(a) The following conditions are met:~~

~~(1) Any application pursuant to this Section shall include a report from the Landmarks Preservation Commission stating (b) that a program has been established for continuing maintenance that will result in the preservation of the subject #building# or #buildings#, and that such #use# or #bulk# modifications, or restorative work required under the continuing maintenance program, contributes to a preservation purpose;~~

~~(2) Any application pursuant to this Section shall include a Certificate of Appropriateness, other permit, or report from the Landmarks Preservation Commission stating (c) that such #bulk# modifications relate harmoniously to all structures or #open space# in the vicinity in terms of scale, location and access to light and air in the area, as determined by the City Planning Commission the subject landmark #building# or #buildings# in the Historic District, as applicable ; and~~

~~Before applying to the City Planning Commission for such modification of #bulk# and #use# regulations, the Landmarks Preservation Commission shall obtain a report from the Department of Buildings and the Fire Department.~~

~~(3) For such existing #buildings#, or portions thereof, being converted to #residential use# ,the City Planning Commission shall make the following findings :~~

(1) ~~that (i) the gross #residential floor area per room# shall be at least equal to the requirement set forth herein:~~

Total Existing FAR	Required Gross #Floor Area per Room# (S.F.)
below 3.4	215
between 3.4 and 7.5	240
above 7.5	300

(2) ~~that for #buildings# with a total existing FAR above 7.5, there shall be at least 12 square feet of social or recreational space for each #residential room# except where the Landmarks Preservation Commission certifies that the provision of such space will adversely affect the landmark;~~

(3) ~~that (ii) the gross #floor area# of any mezzanine constructed within a #dwelling unit# shall not exceed 33 and 1/3 percent of the #floor area# contained within the #residential# unit. The #floor area# of such mezzanine shall not be included in gross #residential floor area# for purposes of determining the minimum required number of #residential rooms# stated in paragraph (4) (a)(3)(i) of this Section; and~~

(4) ~~that the design of #building# interiors will result in interior useable space of high quality and amenity in terms of such elements as dwelling size, privacy, ventilation and storage facilities.~~

When such conversions involve the relocation of non-#residential# tenants, the Commission shall require the payment of a conversion contribution in accordance with the provisions of Section 15-50 through Section 15-58.

(B) ~~In order to grant a special permit the City Planning Commission shall find that:~~

(1) ~~such #bulk# modifications shall have minimal adverse effects on THE structures or #open space# in the vicinity in terms of scale, location and access to light and air; and~~

(d) ~~that the (2) such #use# modifications of #use# regulations will shall have minimal adverse effects on the conforming #uses# within the #building# and in the surrounding area.~~

The City Planning Commission may prescribe appropriate additional conditions and safeguards which will enhance the character of the #development# of said #zoning lot#.

**74-712
Developments or enlargements on landmark sites in certain districts**

(Contents of this Section will be deleted.)

**74-712
Developments in Historic Districts**

~~In all districts, FOR ANY #DEVELOPMENT# ON A #ZONING LOT# THAT IS VACANT OR IS #LAND WITH MINOR IMPROVEMENTS#, THAT LIES WITHIN A HISTORIC DISTRICT DESIGNATED BY THE LANDMARKS PRESERVATION COMMISSION, the City Planning Commission may permit the modification of #bulk# regulations, except #floor area ratio# regulations, provided that:~~

(a) ~~such #bulk# modifications shall not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and~~

(b) such #bulk# modifications relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

* * *

Article VIII, Chapter 1 - Special Midtown District

* * *

81-062

Applicability of Chapter 4 of Article VII

* * *

Within the #Special Midtown District#, the following provisions regarding special permits by the City Planning Commission shall only be applicable as modified below:

Section 74-71 (Landmark Preservation) shall be applicable subject to modification of the provisions in Section 74-712 relating to the height and setback modifications of (see Sections 81-067, 81-254, 81-266 and 81-277).

* * *

81-067

Modification of provisions for required front yards, minimum base height and street wall location in Historic Districts

Within the Special Midtown District, for any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, any applicable provisions relating to minimum required #front yards#, minimum base height and #street wall# location requirements as modified by this Chapter in Sections 81-43 (Street Wall Continuity Along Designated Streets); 81-621 (Special Street Wall Requirements) pertaining to the Grand Central Subdistrict; 81-75 (Special Street Wall and Setback Requirements) pertaining to the Theater Subdistrict; 81-83 (Special Street Wall Requirements) pertaining to the Fifth Avenue Subdistrict; and 81-90 (Special Regulations for Preservation Subdistrict), paragraph (1) (Mandatory #street walls#) may be modified pursuant to Sections 23-45 (Minimum Required Front Yards), 23-633 (Street wall location and height and setback regulations in certain districts), and 35-25 (Street Wall Location and Height and Setback Regulations in Certain Districts).

81-211

Maximum floor area ratio for non-residential or mixed buildings

* * *

J. Maximum FAR of a lot containing bonusable landmark (Section 74-712)

18.0

K. Development rights (FAR) of a landmark lot for transfer purposes^{3,5}

8.0³ 10.0³ 13.0^{3,4} 14.0³ 16.0³ 12.0 15.0

L K. Maximum amount of transferable development rights (FAR) from landmark #zoning lot# that may be utilized on:

- (a) an "adjacent lot"⁵ (Section 74-79)

	No	No	No	
1.6	2.0	2.4	Limit	Limit
			2.4	Limit

- (b) a "receiving lot" within Grand Central Subdistrict (Section 81-634)

-	-	-	-	-	1.0	1.0
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- (c) a "receiving lot" within Grand Central Subdistrict (Section 81-635)

-	-	-	-	-	9.6	6.6
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M E. Maximum total FAR of a lot with transferred development rights from landmark #zoning lot#, Theater Subdistrict incentives, District-Wide Incentives and As-Of-Right incentives:

	No	No		No ⁶	
9.6	14.4	14.4	Limit	Limit	21.6 Limit

81-213

~~Developments or enlargements on landmark sites~~

~~The provision of Section 74-712 (Developments or enlargements on landmark sites in certain districts), are applicable in C5-3, C6-6, and C6-7 Districts where such districts are located within the #Special Midtown District# and within the area bounded by 59th Street, Lexington Avenue, 40th Street and Eighth Avenue, provided, however, that any modification of the front height and setback regulations shall be permitted only in accordance with the provisions of Section 74-712 as modified by Section 81-266 (Special permit for height and setback modifications) or Section 81-277 (Special permit for height and setback modifications). Subject to the findings set forth in Section 74-712, the #floor area ratio# for a #development# or #enlargement# on a #zoning lot# to which the provisions of Section 74-712 apply may be increased in a C5-3, C6-6 or C6-7 underlying district from 15.0 to a maximum of 18.0. No #floor area# bonus provisions other than those set forth in Section 71-712 shall be applicable to the #zoning lot#.~~

~~If a #zoning lot# within the Theater Subdistrict contains a theater listed in Table A of Section 81-742 (Restrictions on demolition of theaters) which is to be retained as part of a #development# or #enlargement# and if the #lot area# occupied by the structure of such theater is at least 50 percent of the #lot area# of the #zoning lot#, and if all the following requirements have been met prior to April 28, 1988:~~

- ~~(a) the Landmarks Preservation Commission has designated the listed theater as an interior or exterior landmark;~~
- ~~(b) the Landmarks Preservation Commission has issued a Certificate of Appropriateness, or a Certificate of No Effect with respect to the #development# or #enlargement#; and~~
- ~~(c) a building permit has been issued for the #development# or #enlargement#; then the date of termination of the zoning districts applicable on the #zoning lot# prior to April 28, 1988 shall be extended by one year beyond such effective date.~~

81-277

Special permit for height and setback modifications

* * *

- (b) The Commission shall make the following findings in addition to any required under the applicable provisions of Sections 74-71-2 or Section 74-79:

* * *

Article IX, Chapter 9
 Special Madison Avenue Preservation District

99-051
 Location, height and setback of street wall

* * *

(c) **#Street walls# in Historic Districts**

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height and #street wall# location regulations of this Section shall be modified as follows:

- (1) The minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Section.
- (2) The location of the #street wall# of any #building# may vary between the #street wall# location requirements of this Section, and the location of the #street wall# of an adjacent #building# fronting on the same #street line#.

* * *

Article XI, Chapter 1
 Special Lower Manhattan Mixed-Use District

111-101
 Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists

Within Areas B1 and B2, #loft dwellings# and #joint living-work quarters for artists# are not permitted below the floor level of the third #story# , except as provided in Section 111-20 paragraph (a), (MINOR MODIFICATIONS), and Section 111-23 (MODIFICATION OF LOCATION AND ADDITIONAL USE REGULATIONS BY AUTHORIZATION OF THE CITY PLANNING COMMISSION).

111-103
 Additional use regulations

* * *

- (b) Areas B1 and B2

#Loft dwellings# and #joint living-work quarters for artists# shall be permitted in #buildings# where the #lot coverage# is less than 5,000 square feet. #Loft dwellings# and #joint living-work quarters for artists# shall be permitted in other #buildings or other structures# only by special permit of the City Planning Commission, pursuant to Section 74-782 (Special permit), or by minor modification of the Chairperson of

the City Planning Commission pursuant to Section 111-20, paragraph (d), or by authorization of the City Planning Commission, pursuant to Section 111-23 (MODIFICATION OF LOCATION AND ADDITIONAL USE REGULATIONS BY AUTHORIZATION OF THE CITY PLANNING COMMISSION).

111-104

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

- (b) Area A2
- * * *

- (5) #Height factor#, front height and setback regulations

* * *

For #residential# and community facility #developments# or #enlargements#, recesses shall comply with the applicable #outer court# provisions of Sections 23-84 and 24-63.

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, IF SUCH HEIGHT IS LOWER THAN THE MINIMUM BASE HEIGHT REQUIRED, UP TO THE MINIMUM BASE HEIGHT REQUIREMENTS OF THIS CHAPTER.

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the location of the #street wall# of any #building# may vary between the #street wall# location requirements of this Chapter, and the location of the #street wall# of an adjacent #building# fronting on the same #street line#.

- (6) Curb cuts
- * * *

111-23

Modification of Location and Additional Use Regulations by Authorization of the City Planning Commission

The provisions of Section 111-101, (Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists), relating to the prohibition of #loft dwellings# or #joint living-work quarters for artists# below the level of the third #story# of a #building# in areas B1 and B2, and Section 111-103, paragraph (b), (Additional use regulations), relating to #loft dwellings# and #joint living-work quarters for artists# in #buildings# within Areas B1 and B2 where the #lot coverage# is 5,000 square feet or more, may be modified by authorization of the City Planning Commission, provided that:

- (a) such #building# is either a landmark or lies within a Historic District designated by the Landmarks Preservation Commission;
- (b) ANY ALTERATIONS TO THE SUBJECT #BUILDING# REQUIRED IN CONNECTION WITH SUCH CONVERSION TO #RESIDENTIAL USE# HAVE RECEIVED A CERTIFICATE OF APPROPRIATENESS OR OTHER PERMIT FROM THE LANDMARKS PRESERVATION COMMISSION; AND
- (c) a program has been established for continuing maintenance that will result in the preservation of the subject #building# or #buildings# AS EVIDENCED BY A REPORT FROM THE LANDMARKS PRESERVATION COMMISSION.

In order to grant an authorization the City Planning Commission shall find that such modification shall have minimal adverse effects on the conforming #USES# located within the #building# and in the surrounding area.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

(On July 9, 1997 Cal. No. 26, the Commission scheduled August 6, 1997 for a public hearing.)

Resolution for adoption scheduling September 3, 1997 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX**No. 2**

CD 9

C 960448 ZMX

IN THE MATTER OF an application submitted by Mario Dini pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b, changing from an R5 District to an M3-1 District property bounded by Chatterton Avenue, the U.S. Pierhead and Bulkhead Line of Westchester Creek, the south boundary line of a park and its northwest prolongation, and Zerega Avenue, as shown on a diagram (for illustrative purposes only) dated March 17, 1997.

(On June 11, 1997, Cal. No. 1, the Commission scheduled June 25, 1997 for a public hearing. On June 25, 1997, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN**No. 3**

CD 6

N 970735 HKM

IN THE MATTER OF a communication dated May 27, 1997, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the (Former) Stuyvesant High School, 345 East 15th Street aka 331-351 East 15th Street and 326-344 East 16th Street (Block 922, Lot 8) by the Landmarks Preservation Commission on May 20, 1997 (List No. 280/LP No. 1958).

For consideration.

No. 4

CD 3

N 970736 HKM

IN THE MATTER OF a communication dated May 27, 1997, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Pike Street Synagogue (Congregation Sons of Kalwarie), located at 13-15 Pike Street (Block 283, Lot 45) by the Landmarks Preservation Commission on May 20, 1997 (List No. 280/LP No. 1960).

For consideration.

13

No. 5

CD 2

N 970756 HKM

IN THE MATTER OF a communication dated June 13, 1997, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the **New School for Social Research, Interior: auditorium and auditorium lobby, located at 66 West 12th Street (Block 575, Lot 17)** by the Landmarks Preservation Commission on June 3, 1997 (List No. 281/LP No. 1917).

For consideration.

No. 6

CD 5

C 970145 ZSM

IN THE MATTER OF an application submitted by Philip Teller, R.A. 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 capacity of 1 space on the ground floor of a proposed 2-family residential building on property located at **22 West 16th Street (Block 817, Lot 71)**, in a C6-2M 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 June 11, 1997, Cal. No. 2, the Commission scheduled June 25, 1997 for a public hearing. On June 25, 1997, Cal. No. 20, the hearing was closed.)

For consideration.

No. 7

CD 4

C 970476 ZSM

IN THE MATTER OF an application submitted by Sheldon Lobel, P.C. for St. Vincent's Comprehensive Cancer Center pursuant to Sections 197-c and 201 of the New York City Charter for the **grant of a special permit** pursuant to Section 74-921 of the Zoning Resolution to allow a Use Group 4A - Community facility to be located on the ground floor of an existing building at **111 8th Avenue between West 15th and West 16th Streets (Block 739, lot 1)**, in an M1-5 District, Borough of Manhattan, Community District 4.

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.

(On June 11, 1997, Cal. No. 3, the Commission scheduled June 25, 1997 for a public hearing. On June 25, 1997, Cal. No. 21, the hearing was closed.)

For consideration.

CD 3

C 970391 HAM

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

- 1) pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 174-178 Avenue A (Block 405, Lot 1), 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 a developer selected by HPD.**

to facilitate the construction of a HUD Section 202 development, tentatively known as Alliance Apartments for the Elderly, containing 51 apartments for low income elderly tenants, and one apartment for the superintendent in a seven-story elevator building.

(On June 11, 1997, Cal. No. 4, the Commission scheduled June 25, 1997 for a public hearing. On June 25, 1997, Cal. No. 22, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

CD 1

C 970160 ZMR

IN THE MATTER OF an application submitted by Mohammed Usman pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 20d**, establishing within an existing R3-2 District a C1-2 District bounded by Monsey Place, Richmond Avenue, Willcox Street, and a line 150 feet westerly of Richmond Avenue, as shown on a diagram (for illustrative purposes only) dated April 14, 1997.

(On June 11, 1997, Cal. No. 10, the Commission scheduled June 25, 1997 for a public hearing. On June 25, 1997, Cal. No. 28, the hearing was closed.)

For consideration.
