

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, FEBRUARY 18, 1998
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 970338 PQK	1	Scheduled to be Heard 3/4/98	19	C 970256 PPM	10	Hearing Closed
2	C 970339 PQK	1	" "	20	C 980171 ZSM	1	Hearing Continued
3	C 970340 PQK	1	" "	21	C 980172 ZSM	1	" "
4	C 970341 PQK	1	" "	22	N 970475 ZRM	1	" "
5	C 970342 PQK	1	" "	23	C 970708 ZMM	8	Hearing Closed
6	C 890162 HUM	10	" "	24	C 970691 PQM	7	" "
7	C 980163 ZMM	10	" "	25	N 970399 ZRR	3	" "
8	C 980164 HAM	10	" "	26	N 970125 ZRR	3	Hearing Continued
9	C 980193 ZMQ	1	" "	27	C 980132 ZSM	4	Favorable Report Adopted
10	C 980110 ZSR	2	" "	28	N 980184 ZAR	3	Authorization Approved
11	C 910417 ZSR	3	" "	29	N 980135 ZRY	cw	Favorable Report Adopted
12	N 970702 NPY	cw	" "				
13	N 980230 ZRY	cw	" "				
14	N 980253 HGX	3	Hearing Closed				
15	C 980244 HUX	3	" "				
16	C 980245 ZMX	3	" "				
17	C 970026 ZSK	12	" "				
18	C 980131 ZMK	5	" "				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R											
		Calendar Numbers:											
		27	28	29									
Joseph B. Rose, Chairman	P	Y	Y	Y									
Victor G. Alicea, Vice Chairman	P	Y	Y	Y									
Albert Abney	P	Y	Y	Y									
Angela M. Battaglia	P	Y	Y	Y									
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y									
Irwin Cantor, P.E.	P	Y	Y	Y									
Kathy Hirata Chin, Esq.	A												
Alexander Garvin	P	Y	Y	Y									
Anthony I. Giacobbe, Esq.	P	Y	Y	Y									
William J. Grinker	P	Y	Y	Y									
Brenda Levin	P	Y	Y	Y									
Edward Rogowsky	P	Y	Y	Y									
Jacob B. Ward, Esq., Commissioners	P	Y	Y	Y									

MEETING ADJOURNED AT: 11:52 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, FEBRUARY 18, 1998

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



Rudolph W. Giuliani, Mayor
City of New York

[No. 4]

Prepared by Rosa R. Romero, Calendar Officer

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

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

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

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.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, FEBRUARY 21, 1998

Roll Call; approval of minutes	1
I. Scheduling March 4, 19981
II. Public Hearings	11
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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 March 4, 1998 in City Hall, Room 16, Manhattan, New York at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

To view the Planning Commission Calendar on the World Wide Web, visit the Department of City Planning (DCP) home page at:

<http://www.ci.nyc.ny.us/html/dcp/home.html>

WEDNESDAY, FEBRUARY 18, 1998

APPROVAL OF MINUTES OF Regular Meeting of February 4, 1998

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 4, 1998
STARTING AT 10:00 A.M.
IN CITY HALL,
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CD 1

C 970338 PQK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 50 Kent Avenue (Block 2287, Lot 1), for continued use as a garage.

Resolution for adoption scheduling March 4, 1998 for a public hearing.

No. 2

CD 1

C 970339 PQK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 314 Rutledge Street (Block 2228, Lot 16), for continued use as a garage.

Resolution for adoption scheduling March 4, 1998 for a public hearing.

No. 3

CD 1

C 970340 POK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 306 Rutledge Street (Block 2228, Lot 11), for continued use as a garage.

Resolution for adoption scheduling March 4, 1998 for a public hearing.

No. 4

CD 1

C 970341 POK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 525 Johnson Avenue (Block 2987, Lot 16), for continued use as a garage.

Resolution for adoption scheduling March 4, 1998 for a public hearing.

No. 5

CD 1

C 970342 POK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 145 Randolph Street (Block 2976, Lot 45), for continued use as a parking lot.

Resolution for adoption scheduling March 4, 1998 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 6, 7 and 8

*(Applications to amend the Milbank-Frawley West Urban
Renewal Plan, an amendment of the Zoning Map, and for
the disposition of property)*

No. 6

CD 10

C 980162 HUM

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

The amended plan proposes the following changes:

1. Sites formally known as 3A and 20 would be incorporated into Site 36.
2. The land use of former Site 20 would be changed from residential and/or open space to residential and/or commercial.
3. Land use restrictions relating to floor area ratio, building height, street wall, curb cuts and commercial uses would apply to Site 36.

The proposed changes would facilitate mixed use development as part of Phase II of the ANCHOR/Partnership Plaza Retail Demonstration Program on Sites 36, 32B and 3C of the Milbank Frawley Circle - West Urban Renewal Area.

Resolution for adoption scheduling March 4, 1998 for a public hearing.

No. 7

CD 10

C 980163 ZMM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b:

1. eliminating from an existing R7-2 District a C1-4 District bounded by West 116th Street, a line 450 feet easterly of Lenox Avenue-Malcolm X Boulevard, a line midway between West 116th Street and West 117th Street, a line 100 feet easterly of Lenox Avenue-Malcolm X Boulevard, West 117th Street, and Lenox Avenue-Malcolm X Boulevard; and
2. changing from an R7-2 District to a C4-5X District property bounded by West 116th Street, a line 450 feet easterly of Lenox Avenue-Malcolm X Boulevard, West 117th Street, and Lenox Avenue-Malcolm X Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 17, 1997.

Resolution for adoption scheduling March 4, 1998 for a public hearing.

No. 8

CD 10

C 980164 HAM

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of the following properties as an Urban Development Action Area:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
1599	69	68 W. 116th St.
1600	1	120-22 Malcolm X Blvd.
1600	3	128 Malcolm X Blvd.
1600	7	71 W. 116th St.
1600	9	57 W. 116th St.
1600	11	49-51 W. 116th St.
1600	13	45-47 W. 116th St.
1600	19	35 W. 116th St.
1600	54	56-60 W. 117th St.
1600	69	142 Malcolm X Blvd.
1600	26	19-21 W. 116th St.
1600	27	15-17 W. 116th St.

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 sponsor/developer selected by HPD;

to facilitate mixed use development as part of Phase II of the ANCHOR/Partnership Plaza Retail Demonstration Program on Sites 36, 32B and 3C of the Milbank Frawley Circle - West Urban Renewal Area.

Resolution for adoption scheduling March 4, 1998 for a public hearing.

BOROUGH OF QUEENS**No. 9****CD 1****C 980193 ZMQ**

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9a and 9b:

- 1) eliminating from an existing R5 District a C1-2 District bounded by a line 200 feet north of 34th Avenue, 41st Street, a line 150 feet north of 34th Avenue, 42nd Street, 34th Avenue, 44th Street, a line 150 feet south of 34th Avenue, 41st Street, a line 100 feet south of 34th Avenue, and a line midway between Steinway Street and 41st Street;
- 2) eliminating from an existing R5 District a C2-1 District bounded by 34th Avenue, 47th Street, Northern Boulevard, a line 150 feet south of 34th Avenue, and 44th Street;
- 3) changing from a C4-2 District to a C4-2A District property bounded by 28th Avenue, a line midway between Steinway Street and 41st Street, 34th Avenue, and a line midway between 38th Street and Steinway Street;
- 4) changing from an M1-1 District to a C4-2A District property bounded by 34th Avenue, a line midway between Steinway Street and 41st Street, Northern Boulevard, and a line midway between 38th Street and Steinway Street;
- 5) changing from an R5 District to an R6B District property bounded by a line 200 feet north of 34th Avenue, 41st Street, a line 100 feet north of 34th Avenue, a line 50 feet west of 47th Street, 34th Avenue, 46th Street, a line 100 feet south of 34th Avenue, and a line midway between 41st Street and Steinway Street;
- 6) changing from an R5 District to an M1-1 District property bounded by 34th Avenue, 47th Street, Northern Boulevard, a line 150 feet south of 34th Avenue, 44th Street, a line 100 feet south of 34th Avenue, and 46th Street;
- 7) establishing within a proposed R6B District a C1-4 District bounded by a line 200 feet north of 34th Avenue, 41st Street, a line 100 feet north of 34th Avenue, 42nd Street, 34th Avenue, 44th Street, a line 100 feet south of 34th Avenue, and a line midway between Steinway Street and

41st Street; and

- 8) establishing within a proposed R6B District a C2-4 District bounded by 34th Avenue, 46th Street, a line 100 feet south of 34th Avenue, and 44th Street;

as shown on a diagram (for illustrative purposes only) dated December 1, 1997.

Resolution for adoption scheduling March 4, 1998 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 10

CD 2

C 980110 ZSR

IN THE MATTER OF an application submitted by the Carmel Richmond Nursing Home, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to permit the enlargement of an existing nursing home and Section 74-902 to permit the allowable community facility floor area ratio of Section 24-11 to apply to a proposed approximately 9,160 square foot enlargement of an existing nursing home without an increase in the total number of beds (300) on property located at 88 Old Town Road (Block 3307, Lots 5, 84, 85), on the south side of Old Town Road, 95 feet east of Wilson Street, in an R3-2 District.

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

Resolution for adoption scheduling March 4, 1998 for a public hearing.

No. 11

CD 3

C 910417 ZSR

IN THE MATTER OF an application submitted by Baywatch Builders Limited pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit by the City Planning Commission pursuant to the following Sections of the Zoning Resolution:

- a) **Section 78-312(c)**, to allow the modification of front yard regulations as set forth in Sections 23-45 and 107-461 and the modification of maximum aggregate width of street walls as set forth in Section 23-463, on the periphery of the development;
- b) **Section 78-312(d)**, to allow the modification of street wall height and setback regulations as set forth in Section 23-631(b), on the periphery of the development; and
- c) **Section 78-312(f)**, to allow the modification of minimum distance between buildings requirements as set forth in Section 23-711;

to allow the development of sixteen (16) additional dwelling units on the site of the former sewage treatment plant (Block 7860, Lot 25) within the Surfside Village I large-scale residential development bounded by Sprague Avenue, Surf Avenue, Loretto Street and the easterly prolongation of Clermont Avenue, in an R3-2 District, in the Special South Richmond Development District.

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

Resolution for adoption scheduling March 4, 1998 for a public hearing.

CITYWIDE

No. 12

Citywide

N 970702 NPY

IN THE MATTER OF a plan concerning revision of New York City's Waterfront Revitalization Program, submitted by the Department of City Planning for consideration pursuant to Section 197-a of the New York City Charter. The plan is called, "**The New Waterfront Revitalization Program: A Proposed 197-a Plan.**"

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

Resolution for adoption scheduling March 4, 1998 for a public hearing.

Citywide

N 980230 ZRY

(Amendment of the Zoning Resolution to extend the Sunset Provision of Section 11-15, Environmental Requirements, from its current expiration date of July 1, 1998, by three years to the year 2001. The Sunset Provision requires the adoption of hazardous materials testing and remediation standards by the N.Y.C. Department of Environmental Protection by July 1, 1998.)

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for amendments of the Zoning Resolution of the City of New York relating to the extension of the Sunset Provision of Section 11-15, Environmental Requirements.

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

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

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

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

11-15

Environmental Requirements

* * *

(c) Sunset provision

The DEP shall adopt rules pursuant to Chapter 45 of the Charter of the City of New York which shall establish:

- (1) standards for determining potential hazardous material contamination which, upon adoption, shall be utilized in determining whether or not an (E) designation shall be imposed on any tax lot; and
- (2) testing and remediation standards and protocols for potential hazardous material contamination which, upon adoption, shall be utilized in determining whether or not the environmental requirements relating to such (E) designation(s) have been satisfied so as to warrant the removal of such designation.

The requirements for the adoption of rules set forth in paragraph (c) of this Section, inclusive, shall not be construed to prohibit either the imposition or the removal of an (E) designation, in accordance with

law, prior to the adoption of such rules.

In the event that such rules are not adopted by DEP by July 1, ~~1998~~
~~2001~~, the provisions of this Section as they relate to potential hazardous
material contamination, except for underground gasoline storage tanks,
shall lapse.

* * *

Resolution for adoption scheduling March 4, 1998 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 14, 15 and 16

(An Amendment of the site designation of the Mid-Bronx Industrial Urban Renewal Area, an amendment to the Mid-Bronx Industrial Urban Renewal Plan, and an amendment of the Zoning Map)

No. 14

CD 3

N 980253 HGX

PUBLIC HEARING:

IN THE MATTER OF an amendment of the site designation of the Mid-Bronx Industrial Urban Renewal Area pursuant to Section 504 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State by eliminating Block 2998, Lots 14, 18 and 29 from the Urban Renewal Area.

(On February 4, 1998, Cal. No. 1, the Commission scheduled February 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 3

C 980244 HUX

PUBLIC HEARING:

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

The proposed amendment would:

- 1) Revise the Urban Renewal boundary to exclude three "Q" parcels;
- 2) Create three separate urban renewal sites: Site 1 for Commercial use, Site 2 for Residential use and Site 3 for Open Space Use; and
- 3) Update the format and language of the Urban Renewal Plan text to current standards.

The amendment would facilitate development of Site 1 as a neighborhood retail shopping center.

(On February 4, 1998, Cal. No. 2, the Commission scheduled February 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 3

C 980245 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 3d**, changing from an M1-4 District to a C4-2 District property bounded by East 176th Street, a line midway between Boone Avenue and Longfellow Avenue and former Longfellow Avenue, East 174th Street, Vyse Avenue, and Boston Road, as shown on a diagram (for illustrative purposes only) dated January 5, 1998.

(On February 4, 1998, Cal. No. 3, the Commission scheduled February 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 17

CD 12

C 970026 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the 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 74-904 of the Zoning Resolution to allow a 200-bed domiciliary care facility for adults (Use Group 3A) within an existing 4-story building (proposed to be enlarged and a penthouse added at the 5th story pursuant to the Board of Standards and Appeals Resolution of Approval of October 28, 1997, Cal. No. 65-96BZ), on property located at 5102-5112 19th Avenue (Block 5468, Lot 35), in an R5 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 February 4, 1998, Cal. No. 4, the Commission duly advertised February 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 18

CD 5

C 980131 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Cypress Hills Community Coalition and the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c:

- 1) changing from an M1-1 District to an R4 District property bounded by Jamaica Avenue, a line 80 feet easterly of Logan Street, a line 100 feet southeasterly of Jamaica Avenue, a line midway between Euclid Avenue and Chestnut Street, a line 150 feet southeasterly of Jamaica Avenue, and Logan Street;
- 2) changing from an M1-1 District to an R5 District property bounded by:

- a) a line 100 feet southeasterly of Jamaica Avenue, a line 100 feet easterly of Euclid Avenue, the westerly prolongation of Wharton Place, Euclid Avenue, a line 150 feet southeasterly of Jamaica Avenue, and a line midway between Euclid Avenue and Chestnut Street;
 - b) a line 100 feet southeasterly of Jamaica Avenue, Hemlock Street, the easterly prolongation of Wharton Place, and a line 80 feet westerly of Hemlock Street; and
 - c) a line 100 feet southerly of Jamaica Avenue, Lincoln Avenue, a line perpendicular to the easterly street line of Lincoln Avenue distant 180 feet southerly of the intersection of the southerly street line of Jamaica Avenue and the easterly street line of Lincoln Avenue, a line 100 feet westerly of Nicholas Avenue, a line perpendicular to the easterly street line of Lincoln Avenue distant 300 feet southerly of the intersection of the southerly street line of Jamaica Avenue and the easterly street line of Lincoln Avenue and its westerly prolongation, and Autumn Avenue; and
- 3) establishing within the proposed R4 District a C2-4 District bounded by Jamaica Avenue, a line 80 feet easterly of Logan Street, a line 100 feet southeasterly of Jamaica Avenue, and Logan Street,

as shown on a diagram (for illustrative purposes only) dated November 3, 1997 and subject to the conditions of CEQR Declaration E-86.

(On February 4, 1998, Cal. No. 5, the Commission scheduled February 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 19

CD 10

C 970256 PPM

PUBLIC HEARING:

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

the disposition of five (5) City-owned properties, pursuant to zoning.

Block	Lot	Address
1920	53	152 West 136th Street
1942	6	267 West 136th Street
2012	12	147 West 143rd Street
2038	1	2852-54 Eighth Avenue
2040	6	267 West 154th Street

(On February 4, 1998, Cal. No. 6, the Commission scheduled February 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 20, 21 and 22

(Applications for the grant of special permits to modify the use regulations to allow loft dwellings and an unattended accessory parking garage at 195 Hudson Street, and an amendment to the Zoning Resolution concerning conversions to loft dwellings or joint living-work quarters for artists in areas B1 and B2 of the Special Lower Manhattan Mixed-Use District)

No. 20

CD 1

C 980171 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 195 Hudson Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 111-50* of the Zoning Resolution to modify the use regulations of Section 111-101 (Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists) and Section 111-103(b) (Areas B1 and B2) to allow loft dwellings on the first floor through the sixth floor and penthouse in an existing 6-story building located at 195 Hudson Street (Block 222, Lot 12), in an M1-5 District, within the Special Lower Manhattan Mixed Use District 1.

*Note: Section 111-50 of the Zoning Resolution is a new section being proposed under a concurrent related application (N 970475 ZRM) for an amendment of the Zoning Resolution.

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 February 4, 1998, Cal. No. 7, the Commission scheduled February 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 1

C 980172 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 195 Hudson Associates LLC 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 unattended accessory parking garage with a maximum capacity of 25 spaces in the cellar of an existing 6-story building located at 195 Hudson Street (Block 222, Lot 12), in an M1-5 District, within the Special Lower Manhattan Mixed Use District, Area B2.**

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 February 4, 1998, Cal. No. 8, the Commission scheduled February 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 1

N 970475 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 195 Hudson Associates, LLC, pursuant to Section 201 of the New York City Charter for amendments of the Zoning

Resolution of the City of New York, relating to Sections 74-782, 111-101, 111-103 and 111-50, concerning conversions to loft dwellings or joint living-work quarters for artists in areas B1 and B2 of the Special Lower Manhattan Mixed-Use District.

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

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

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

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

Text not in graytone or ~~strikeout~~ is to be readopted

74-782

Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5M, M1-6M, M1-5A and M1-5B and ~~LMM~~ Districts

In C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts, the City Planning Commission may permit modification of the requirements of Sections 15-021 paragraph (e) or 15-21; and in M1-5A and M1-5B Districts, the City Planning Commission may permit the modification of the requirements of Section 42-14D(1) paragraph (b); ~~and in the LMM Special Purpose District, the City Planning Commission may permit the modification of the requirements of Section 111-103,~~ provided that the Commission finds that:

* * *

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# unless modified by the Chairperson of the City Planning Commission pursuant to Section 111-20, paragraph (a), (MINOR MODIFICATIONS) or by the City Planning Commission pursuant to Section 111-50 (SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS).

* * *

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 74-782 111-50 (~~Special permit~~ SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS) or by minor modification of the Chairperson of the City Planning Commission pursuant to Section 111-20, paragraph (d).

* * *

111-50

SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS

The City Planning Commission may permit, in Areas B1 and B2, the modification of the #use# provisions of Section 111-101 (Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists), Section 111-102, paragraph (b), (Ground floor use restrictions) or 111-103, paragraph (b), (Additional use regulations) to allow #loft dwellings# or #joint living-work quarters for artists# on any #story# in any #building#, provided the Commission finds that:

- (a) the conversion will not harm the #commercial# and #manufacturing# sectors of the City's economy;
- (b) the conversion will not harm the #commercial# and #manufacturing# character of the surrounding area;
- (c) the process of conversion will not unduly burden #commercial# and #manufacturing uses# in the #building#, and
- (d) the neighborhood in which the conversion is taking place will not be excessively burdened by increased #residential# activity.

All #dwelling units# or #joint living-work quarters for artists# permitted by this special permit shall meet the standards of the applicable district for such units or quarters. The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requiring the preservation of #floor area# for #commercial# or #manufacturing uses#.

(On February 4, 1998, Cal. No. 9, the Commission scheduled February 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 8

C 970708 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 351 E. 61 Realty L.L.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

- 1) changing from a C8-4 District to a C2-8 District property bounded by East 62nd Street, First Avenue, East 61st Street, and a line 100 feet west of First Avenue;
- 2) changing from a C8-4 District to an R8B District property bounded by East 62nd Street, a line 100 feet west of First Avenue, East 61st Street, and a line 100 feet east of Second Avenue; and
- 3) establishing within the proposed R8B District a C2-5 District bounded by East 62nd Street, a line 100 feet west of First Avenue, East 61st Street, and a line 100 feet east of Second Avenue,

as shown on a diagram (for illustrative purposes only) dated November 17, 1997 and subject to the conditions of CEQR Declaration E-85.

(On February 4, 1998, Cal. No. 10, the Commission scheduled February 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 7

C 970691 PQM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department for the Aging and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of property located at 593 Columbus Avenue (Block 1202, Lot 1), for continued use as a senior citizens center.

(On February 4, 1998, Cal. No. 11, the Commission scheduled February 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 25

CD 3

N 970399 ZRR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of Appendix A Section 107-06 of the Zoning Resolution, Special South Richmond Development District, involving modification of the boundaries of the designated open space as shown on South Richmond Special District Plan, Section No. 33c, by deleting property bounded by:

1. the southerly street line of Barlow Avenue, a line passing through two points: one on the southerly street line of Barlow Avenue distant 160 feet easterly from the intersection of the easterly street line of Pompey Avenue and the southerly street line of Barlow Avenue and the other on the northerly street line of Leverett Avenue distant 159 feet easterly from the intersection of the easterly street line of Pompey Avenue and the northerly street line of Leverett Avenue, the northerly street line of Leverett Avenue, a line 74 feet easterly of Pompey Avenue, a line 205 (205.38) feet northerly of Leverett Avenue, the easterly street line of Pompey Avenue, a line 249 (249.29) feet northerly of Leverett Avenue, a line 74 feet easterly of Pompey Avenue, a line 449 (449.29) feet northerly of Leverett Avenue, the easterly street line of Pompey Avenue, a line 493 (493.20) feet northerly of Leverett Avenue, a line 74 feet easterly of Pompey Avenue, a line 654 (653.20) feet northerly of Leverett Avenue, and a line 80 feet easterly of Pompey Avenue;
2. a line 62 feet southerly of the straight portion of the southerly street line of Barlow Avenue and its westerly prolongation, the westerly street line of Pompey Avenue, the northerly street line of Monterey Avenue, a line 12 feet westerly of Pompey Avenue, a line 74 feet northerly of Monterey Avenue, and a line 20 feet easterly of Drumgoole Road East;
3. A line 362 feet westerly of Pompey Avenue, the northerly street line of Monterey Avenue, a line perpendicular to the northerly street line of Monterey Avenue distant 27 feet easterly from the intersection of the northerly and northeasterly street lines of Monterey Avenue, and a line

20 feet easterly of Drumgoole Road East;

4. the southerly street line of Monterey Avenue, the westerly street line of Pompey Avenue, the northerly street line of Marne Avenue, and a line 12 feet westerly of Pompey Avenue;
5. a line 66 feet southerly of Monterey Avenue, a line perpendicular to the southerly street line of Monterey Avenue distant 54 feet easterly from the intersection of the easterly street line of Drumgoole Road East and the southerly street line of Monterey Avenue, a line 74 feet northerly of Marne Avenue, a line perpendicular to the northerly street line of Marne Avenue distant 57 feet easterly of the intersection of the northerly and northeasterly street lines of Marne Avenue, the northerly street line of Marne Avenue, a line perpendicular to the northerly street line of Marne Avenue distant 27 feet easterly from the intersection of the northerly and northeasterly street lines of Marne Avenue, and a line 20 feet easterly of Drumgoole Road East; and
6. the southerly street line of Marne Avenue, the westerly street line of Pompey Avenue, a line 66 feet northerly of Leverett Avenue, a line 120 feet easterly of Annadale Road, a line 100 feet northerly of Leverett Avenue, a line perpendicular to the northerly street line of Leverett Avenue distant 58 feet easterly from the intersection of the easterly street line of Annadale Road and the easterly street line of Drumgoole Road East, a line 20 feet easterly of Drumgoole Road East, the southerly street line of Marne Avenue, a line perpendicular to the southerly street line of Marne Avenue distant 65 (65.03) feet easterly of the intersection of the southerly street line of Marne Avenue and the easterly street line of Drumgoole Road East, a line 74 feet southerly of Marne Avenue, and a line 12 feet westerly of Pompey Avenue;

and by adding property bounded by:

7. A line 74 feet northerly of Monterey Avenue, a line 20 feet easterly of Drumgoole Road East, and a line 362 feet westerly of Pompey Avenue;
8. the southerly street line of Barlow Avenue, a line passing through two points: one on the southerly street line of Barlow Avenue distant 344 feet easterly from the intersection of the easterly street line of Pompey Avenue and the southerly street line of Barlow Avenue and the other on the northerly street line of Leverett Avenue distant 343 feet easterly from the intersection of the easterly street line of Pompey Avenue and the northerly street line of Leverett Avenue, the northerly street line of Leverett Avenue, and a line passing through two points: one on the northerly street line of Leverett Avenue distant 339 feet easterly from

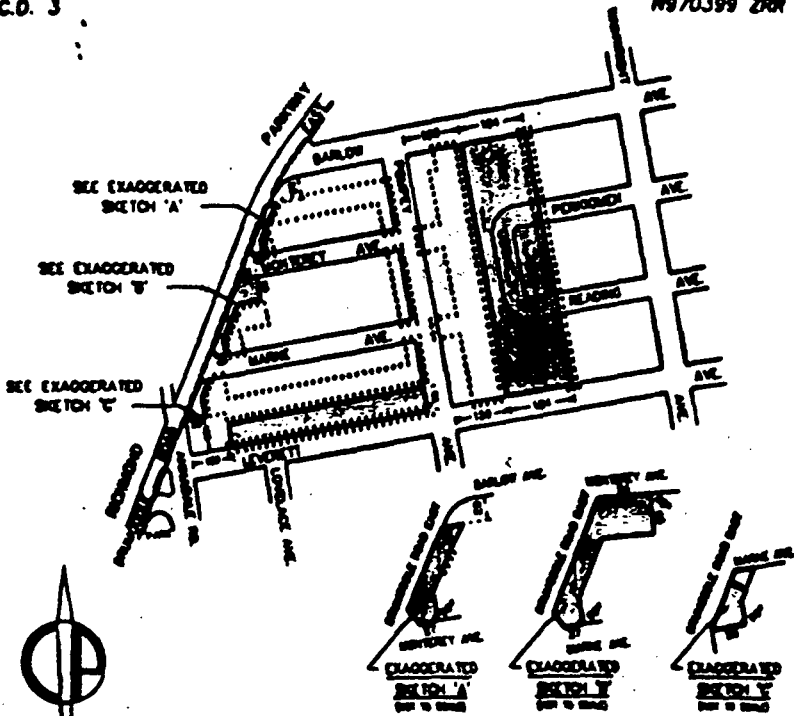
the intersection of the easterly street line of Pompey Avenue and the northerly street line of Leverett Avenue and the other on the southerly street line of Barlow Avenue distant 340 feet easterly from the intersection of the easterly street line of Pompey Avenue and the southerly street line of Barlow Avenue; and

9. a line 196 feet southerly of Marne Avenue, the westerly street line of Pompey Avenue, the northerly street line of Leverett Avenue, and a line 120 feet easterly of Annadale Road;

as shown on a diagram (for illustrative purposes only), dated October 6, 1997.

C.O. 3

NS70399 ZRR



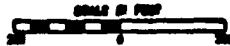
CITY PLANNING COMMISSION
CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED
CHANGE IN DESIGNATED OPEN SPACE
ON SOUTH RICHMOND SPECIAL DISTRICT PLAN.





33c
BOROUGH OF
STATEN ISLAND

New York, Reference Date

SEPTEMBER 29, 1957



NOTE:

-  Indicates boundary of designated open space.
-  The areas enclosed by the fine dotted lines delineate areas added to or deleted from the designated open space within the Special South Richmond Development District.
-  Indicates area of open space network.
-  Indicates a 20 Foot Setback if there is no parking within the setback.
30 Foot Setback if parking is provided within the setback.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

(On February 4, 1998, Cal. No. 12, the Commission scheduled February 18, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

(Proposed amendment of the Zoning Resolution to alter the school seat certification procedure in the Special South Richmond Development District by deleting the provision that allows a determination to be based on prospective availability of seats in funded schools to be completed within three years of certification and by adding a provision that would allow certification only if there is available capacity in the primary and intermediate schools that the school age children of a development would attend.)

CD 3

N 970125 ZRR

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Greater Tottenville Local Development Corporation pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 107-123 Public Schools, relating to the modification of the school seat certification procedure in the Special South Richmond Development District.

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

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

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

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

107-123

Public schools

For any #development# containing #residential uses#, the Department of Buildings shall be in receipt of a certification from the Chairperson of the City Planning Commission which certifies that sufficient #school# capacity exists to accommodate the anticipated primary and intermediate public school children of the #development#. All applications for certification pursuant to this Section shall be referred by the Chairperson of the City Planning Commission to the Board of Education.

The Board of Education shall issue a report concerning the availability of #school# capacity within sixty days after receipt of the application. The Chairperson of the Commission shall respond within 90 days after receipt of an application. The report shall specify the following:

- (a) whether or not #school# space is available;
- (b) if #school# space is not available, the report shall include:
 - (1) the number of seats required;
 - (2) the grade organization;
 - (3) the location of the #school#;
 - (4) size of #school# (sq. ft. per pupil); and
 - (5) the proposed financing mechanism.

For the purposes of this Section, sufficient #school# capacity shall be deemed to exist if:

- (1) ~~such capacity is available in existing #schools#.~~
The existing primary school and intermediate school assigned by the Board of Education attendance zones to service the proposed development each have sufficient capacity to accommodate both the primary and intermediate public school children of the specific development; or
- (2) ~~construction funds have been authorized in the Capital Budget to accommodate anticipated primary and intermediate public school children from the #development# upon its completion or within three years from the date of the Chairman's certification; or~~
- (3) sufficient #school# space is to be provided by the applicant under a plan jointly approved by the Chairperson of the City Planning Commission and Board of Education.

* * *

(On January 21, 1998, Cal. No. 6, the Commission scheduled February 4, 1998 for a public hearing. On February 4, 1998, Cal. No. 18, the hearing was continued.)

Close the hearing.

III. REPORTS

BOROUGH OF MANHATTAN

No. 27

CD 4

C 980132 ZSM

IN THE MATTER OF an application submitted by the Village Center for Care 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 geriatric day care and adult day care facility (Use Group 4A, non-profit institutions without sleeping accommodations) and a diagnostic treatment center facility (Use Group 4A, Medical Offices) on the ground floor and cellar of an existing 5-story building on property located at 121 West 20th Street (Block 796, Lots 1101-1129), in an M1-5M 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 January 7, 1998, Cal. No. 2, the Commission scheduled January 21, 1998 for a public hearing. On January 21, 1998, Cal. No. 7, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 28

CD 3

N 980184 ZAR

IN THE MATTER OF an application submitted by Salvatore Tirro for the grant of authorization pursuant to Sections 105-421 and 105-423 of the Zoning Resolution involving the modification of existing topography and the alteration of botanic environment including removal of trees to allow the construction of five single-family homes at 95 Coventry Road (Block 894, Lot 195) within the Special Natural Area District (NA-1).

Plans for the proposal may be viewed at the Department of City Planning Staten Island Office, 56 Bay Street, 6th Floor, Staten Island, New York 10301.

For consideration.

CITYWIDE

No. 29

(AMENDMENTS OF THE ZONING RESOLUTION CONCERNING SIGNS)

Citywide

N 980135 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for amendments of the Zoning Resolution of the City of New York, relating to Sections 12-10, 22-32, 22-33, 22-331, 22-332, 22-35, 32-421, 32-422, 32-62, 32-64, 32-645, 32-651, 32-652, 32-653, 32-661, 32-67, 32-68, 32-69, 36-56, 36-685, 37-011, 37-014, 37-016, 42-52, 42-53, 42-531, 42-541, 42-55, 44-45, 44-585, 52-733, 52-734, 52-81, 52-82, 72-40, 73-211, 73-241, 73-242, 73-25, 73-35, 74-47, 74-744, 81-141, 82-24, 93-34, 94-066, 97-112, 108-112, 109-24, 112-00, 112-123, 115-046, 117-423, 118-12, 121-20, 122-20, concerning signs.

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

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

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

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

Text not in graytone or strikeout is to be readopted

12-10

DEFINITIONS

Advertising sign - see Sign, advertising

~~Business sign - see Sign, business~~

Flashing sign - see Sign, flashing

Illuminated sign - see Sign, illuminated

Sign

A "sign" is any writing (including letter, word, or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol, or trademark), flag, (including banner or pennant), or any other figure of similar character, that:

- (a) is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a #building or other structure#;
- (b) is used to announce, direct attention to, or advertise; and
- (c) is visible from outside a #building#. A #sign# shall include writing, representation, or other figures of similar character, within a #building#, only when illuminated and located in a window.

~~However, non-illuminated signs containing solely non-commercial copy with a total #surface area# not exceeding 12 square feet on any #zoning lot#, including memorial tablets or signs displayed for the direction or convenience of the public. The following shall not be subject to the provisions of this Resolution:~~

- ~~(1) Signs of a duly constituted governmental body, including traffic or similar regulatory devices, legal notices, or warnings at railroad crossings;~~
- ~~(2) Flags or emblems of a political, civic, philanthropic, educational or religious organization;~~
- ~~(3) Temporary signs announcing a campaign, drive, or event of the above organizations;~~
- ~~(4) Memorial signs or tablets;~~
- ~~(5) Signs denoting architect, engineer, or contractor when placed on construction sites and not exceeding 25 square feet in area;~~
- ~~(6) Signs required to be maintained by law or governmental order, rule, or regulation, with a total #surface area# not exceeding ten square feet on any #zoning lot#;~~
- ~~(7) Small signs displayed for the direction or convenience of the public, including signs that identify rest rooms, freight entrances, or the like, with a total #surface area# not exceeding five square feet on any #zoning lot#.~~

Sign, advertising

An "advertising sign" is a #sign# that directs attention to a business, profession, commodity, service or entertainment conducted, sold, or offered elsewhere than upon the same #zoning lot# and is not #accessory# to a #use# located on the #zoning lot#.

~~Sign, business (12/15/61)~~

~~A "business sign" is an #accessory sign# that directs attention to a profession, business, commodity, service or entertainment conducted, sold, or offered upon the same #zoning lot#.~~

Sign, flashing (12/15/61)

A "flashing sign" is any #illuminated sign#, whether stationary, revolving or rotating, that exhibits changing light or color effects, provided that revolving or rotating #signs# that exhibit no changing light or color effects other than those produced by revolution or rotation, shall be deemed #flashing signs# only if they exhibit sudden or marked changes in such light or color effects.

#Illuminated signs# that indicate the time, temperature, weather or other similar information shall not be considered #flashing signs#, provided that:

- (a) the total #surface area# of such #sign# is not greater than 16 square feet;
- (b) the vertical dimension of any letter or number is not greater than 24 inches; and
- (c) color or intensity of light is constant except for periodic changes in the information displayed, which occur not more frequently than once every minute.

Sign, illuminated (12/15/61)

An "illuminated sign" is a #sign# designed to give forth any artificial light or reflect such light from an artificial source.

Sign, surface area of - see Surface area (of a sign)

Sign with indirect illumination (12/15/61)

A "sign with indirect illumination" is any #illuminated# non-#flashing sign# whose illumination is derived entirely from an external artificial source and is so arranged that no direct rays of light are projected from such artificial source into #residences# or #streets#.

Surface area (of a sign)

The "surface area" of a #sign# shall be the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part of the display or used to differentiate such #sign# from the background against which it is placed. In any event, the supports or uprights on which such #sign# is supported shall not be included in determining the #surface area# of a #sign#.

When two #signs# of the same shape and dimensions are mounted or displayed back to back and parallel on a single free-standing structural frame, only one of such #signs# shall be included in computing the total #surface area# of the two #signs#.

When a double-faced #sign# projects from the wall of a #building#, and its two sides are located not more than 28 inches apart at the widest point and not more than 18 inches apart at the narrowest point, and display identical writing or other representation, the #surface area# shall include only one of the sides. Any additional side of a multi-faced #sign# shall be considered as a separate #sign# for purposes of computing the total #surface area# of the #sign#.

22-30

SIGN REGULATIONS

22-32

Permitted Non-Illuminated Accessory Signs

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, non-illuminated accessory business signs are permitted as set forth in this Section, subject to the provisions of Section 22-34 (Additional Regulations).

22-33

Signs on Lots Containing Certain Community Facilities

22-331

Permitted Illuminated Accessory Signs for Hospitals and Related Facilities

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for hospitals and related facilities illuminated non-flashing accessory business signs are permitted in all districts, subject to Section 22-34 (Additional Regulations). Any number of illuminated non-flashing identification or directional signs are permitted, provided that the total surface area in square feet of said illuminated signs or the combined total surface area in square feet of the illuminated and non-illuminated identification or directional signs does not exceed 25 square feet on any one street frontage or 15 percent of such street frontage in feet, whichever is less, and provided further that the Commissioner of Buildings determines that such signs are so located as to cause a minimum amount of light to be projected on to abutting or adjacent residences. In addition to illuminated or non-illuminated accessory business signs, one illuminated non-flashing directory or bulletin board or combination thereof is permitted in lieu of a non-illuminated directory or bulletin board or combination thereof provided that the total sign area does not exceed 50 square feet and provided further that the Commissioner of Buildings determines that such sign is so located as to minimize the amount of light projected on the abutting or adjacent residences.

22-332

Flags, banners or pennants on lots containing certain community facilities

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, flags, banners or pennants other than those that are advertising signs, located on any zoning lot used primarily for community facility uses of a civic, philanthropic, educational or religious nature, are permitted without limitation.

22-35

Advertising Signs on Waterways

No moving or stationary "advertising sign" shall be displayed on a vessel plying waterways adjacent to #Residence Districts# and within view from an arterial highway. For the purposes of this Section, arterial highways shall include all highways which are shown on the Master Plan of Arterial Highways and Major Streets as "principal routes," "parkways," or "toll crossings" and which have been designated by the City Planning Commission as arterial highways to which the provisions of this Section shall apply.

For the purposes of this Section "advertising sign" is a sign which directs attention to a profession, business, commodity, service or entertainment conducted, sold, or offered elsewhere than upon the premises of the vessel, ~~and shall not include signs, symbols or flags identifying the vessel, its owners or operators and is not #accessory# to a #use# on such vessel.~~

32-421

Limitation on floors occupied by non-residential uses

C1 C2 C3

In the districts indicated, in any #building#, or portion of a #building# occupied on one or more of its upper #stories# by #residential uses# listed in Use Group 1 or 2 or by #community facility uses# listed in Use Group 3 or 4, no non-#residential uses# listed in Use Group 6, 7, 8, 9 or 14 shall be located above the level of the first #story# ceiling, provided, however, that permitted #business signs, other than #advertising signs#, accessory# to such non-#residential uses# may extend to a maximum height of two feet above the level of the finished floor of the second #story#, but in no event higher than six inches below the lowest window sill of the second #story#. In any other #building#, or portion thereof, not more than two #stories# may be occupied by non-#residential uses# listed in Use Group 6A, 6B, 6C, 6F, 7, 8, 9 or 14. Non-#residential uses# permitted by the applicable district regulations may occupy two #stories# in any new #development# in C1 or C2 Districts mapped within R9 or R10 Districts or in C1-8, C1-9, C2-7 or C2-8 Districts.

32-422

Location of floors occupied by non-residential uses

C4 C5 C6

In the districts indicated, in any #building#, or portion of a #building# occupied by #residential uses# listed in Use Group 1 or 2, non-#residential uses# listed in Use Group 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 or 16 may be located only on a #story# below the lowest #story# occupied in whole or in part by such #residential uses#, except that this limitation shall not preclude the location of any such non-#residential use# below the level of the first #story# ceiling, or the extension of a permitted #business sign, other than #advertising sign#, accessory# to such non-#residential use# to a maximum height of two feet above the level of the finished floor of the second #story#, but in no event higher than six inches below the lowest window sill on the second #story#.

32-60

SIGN REGULATIONS

32-62

Permitted ~~Accessory Business~~ Signs

C1 C2 C3 C4 C5 C6 C7 C8

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

- Section 32-64 (Surface Area and Illumination Provisions)
- Section 32-65 (Permitted Projection or Height of Signs)
- Section 32-67 (Special Provisions Applying along District Boundaries)
- Section 32-68 (Permitted Signs on Residential Buildings)—
- Section 32-69 (Additional ~~Accessory Business~~ Sign Regulations for Adult Establishments)

However, notwithstanding any provision of this Section, flags, banners or pennants other than those that are #advertising signs#, located on any #zoning lot# used primarily for #community facility uses# of a civic, philanthropic, educational or religious nature, are permitted in all districts, as indicated, without limitation.

32-64

Surface Area and Illumination Provisions

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, all permitted #signs# shall be subject to the restrictions on #surface area# and illumination as set forth in this Section, provided that the following #signs# shall be exempted from such restrictions on #surface area#:

#Illuminated# non-#flashing business signs# other than #advertising signs# located in a window within a #building#, with a total #surface area# not exceeding eight square feet on any #zoning lot# and limited to not more than three such #signs# in any window.

For the purpose of determining permitted #surface area# of #signs# for #zoning lots# occupied by more than one establishment, any portion of such #zoning lot# occupied by a #building# or part of a #building# accommodating one or more establishments on the ground floor may be considered as a separate #zoning lot#.

32-645

Illuminated or flashing signs in C8 Districts

C8

In the district indicated, #illuminated# or #flashing business signs#, other than #advertising signs#, and ~~or~~ #advertising signs# with indirect illumination, are permitted, provided that the total #surface area# of all such #signs# (in square feet) shall not exceed five times the #street# frontage of the #zoning lot# (in feet) and that the #surface area# of each #sign# shall not exceed 500 square feet.

32-651

Permitted projection in C6-5, C6-7 or C7 Districts

C6-5 C6-7 C7

In the districts indicated, except as otherwise provided in Section 32-653 (Additional regulations for projecting **business signs**), no permitted **#sign#** shall project across a **#street line#** more than eight feet.

32-652

Permitted projection in all other Commercial Districts

C1 C2 C3 C4 C5 C6-1 C6-2 C6-3 C6-4 C6-6 C6-8 C6-9 C8

In the districts indicated, except as otherwise provided in Section 32-653 (Additional regulations for projecting **business signs**), no permitted **#sign#** shall project across a **#street line#** more than 18 inches for double- or multi-faceted **#signs#** or 12 inches for all other **#signs#**.

32-653

Additional regulations for projecting **business signs**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, permitted ~~**#accessory-business signs#**~~ **other than #advertising signs#** may be displayed as follows:

- (a) Non-**#illuminated signs#** may be displayed on awnings or canopies permitted by Section 27-313(b) of the Administrative Code, with a **#surface area#** not exceeding 12 square feet and with the height of letters not exceeding 12 inches. ~~provided that~~ Any commercial copy on such **#signs#** shall be limited to identification of the name or address of the **#building#** or an establishment contained therein.
- (b) **#Signs#** may be displayed on marquees permitted by Section 27-313(b) of the Administrative Code, provided that such **#signs#** conform to the provisions of Section 26-182 of the Administrative Code, and provided further that no such **#sign#** in a district other than a C6-5, C6-7 or C-7 District shall project more than 48 inches above nor more than 12 inches below such marquee.

32-661

Advertising signs on waterways

No moving or stationary ~~sign~~ shall be displayed on a vessel plying waterways adjacent to ~~Commercial Districts~~ and within view from an arterial highway. For the purposes of this Section, arterial highways shall include all highways which are shown on the Master Plan of Arterial Highways and Major Streets as "principal routes," "parkways," or "toll crossings" and which have been designated by the City Planning Commission as arterial highways to which the provisions of this Section shall apply.

For the purposes of this Section ~~sign~~ is a ~~sign~~ which directs attention to a profession, business, commodity, service or entertainment conducted, sold, or offered elsewhere than upon the premises of the vessel, ~~and shall not include signs, symbols or flags identifying the vessel, its owner or operators and is not accessory to a use on such vessel.~~

32-67

Special Provisions Applying along District Boundaries

C2 C3 C4 C5 C6 C7 C8

In the districts indicated, and within 100 feet of the ~~street line~~ of any ~~street~~ or portion thereof in which the boundary of an adjoining ~~Residence District~~ is located, or which adjoins a ~~public park~~ of one-half acre or more, ~~all signs no advertising sign~~ which faces at an angle of less than 165 degrees away from such ~~Residence District~~ or park boundary shall be ~~permitted and all other signs facing at less than such an angle limited to accessory business signs~~ and shall conform with all the ~~sign~~ regulations applicable in C1 Districts as set forth in Sections 32-61 to 32-68, inclusive, relating to Sign Regulations.

32-68

Permitted Signs on Residential or Mixed Buildings

C1 C2 C3 C4 C5 C6

In the districts indicated, any ~~use~~ listed in Use Group 1 or 2 shall conform to the ~~sign~~ regulations for ~~Residence Districts~~ set forth in Sections 22-31 to 22-34, inclusive. In ~~residential~~ or ~~mixed buildings~~, ~~residential sign~~ regulations shall apply to a ~~building~~ or part of a ~~building~~ used for ~~residential~~ purposes.

Where non-~~residential uses~~ are permitted to occupy two floors of the ~~building~~, all ~~signs accessory~~ to non-~~residential uses~~ located on the second floor shall be non-~~illuminated business signs~~, and shall be located below the level of the finished floor of the third ~~story~~.

32-69

Additional ~~Accessory-Business~~ Sign Regulations for Adult Establishments

C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C7 C8

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

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

36-56

Screening

C1 C2 C3 C4 C5 C6 C7 C8

- (d) have no ~~#signs#~~ hung or attached thereto other than those permitted in Sections 32-62 (Permitted ~~Accessory-Business~~ Signs) or 32-63 (Permitted Advertising Signs).

36-685

Screening

C1 C2 C3 C4 C5 C6 C7 C8

- (d) shall have no ~~#signs#~~ hung or attached thereto other than those permitted in Sections 32-62 (Permitted ~~Accessory-Business~~ Signs) or 32-63 (Permitted Advertising Signs).

37-011

Applicability of Section 37-01

An application to the Department of Buildings for a permit respecting any new ~~#development#~~ shall include a plan and an elevation drawn to a scale of at least one sixteenth inch to a foot of the new ~~#building#~~ and ~~#buildings#~~ on ~~#contiguous lots#~~ or ~~#contiguous blocks#~~ showing ~~#accessory-business signs#~~, ~~other than #advertising signs#~~, ~~#arcades#~~, ~~#street wall#~~ articulation, curb cuts, ~~#street#~~ trees, sidewalk paving, central refuse storage area and such other necessary information as may be required by the Commissioner of Buildings.

37-014

Modifications to applicability of Article II, Chapter 6

In C1-8, C1-9, C2-7, C2-8, C4-6, C5-1, C5-2, C5-4, C6-3, C6-4, C6-5 and C6-8 Districts, or C1 or C2 Districts mapped within R9 or R10 Districts, the regulations of Article II, Chapter 6, applicable to ~~#residential developments#~~ or ~~#developments#~~ occupied by a ~~#predominantly residential use#~~ are modified by the provisions of Sections 37-015 (Retail continuity) and 37-016 (~~Accessory-business-signsSign regulations~~) and 37-017 (Street wall articulation).

37-016

~~Accessory-business-signsSign regulations~~

In addition to the applicable district regulations in C1-8, C1-9, C2-7, C2-8, C4-6 Districts and C1 or C2 Districts mapped within R9 or R10 Districts, all ~~#accessory business signs#~~, ~~other than #advertising signs#~~ and ~~other than window #signs#~~, shall be located in a horizontal band not higher than 3 feet, the base of which is located not higher than 17 feet above ~~#curb level#~~. Where there is a grade change of at least 1.5 feet in 100 along the portion of the ~~#street#~~ upon which the ~~#development#~~ fronts, such signage band may be staggered along such ~~#street#~~.

42-50

SIGN REGULATIONS

42-52

Permitted ~~Accessory Business Signs or Advertising Signs~~

M1 M2 M3

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

42-53

Additional Regulations for Advertising Signs

M1 M2 M3

In all districts, as indicated no #advertising sign# shall be located, nor shall an existing #advertising sign# be structurally altered, relocated, or reconstructed, within 200 feet of an arterial highway or of a #public park# with an area of one-half acre or more, if such #advertising sign# is within view of such arterial highway or #public park#. For the purposes of this Section, arterial highways shall include all highways which are shown on the Master Plan of Arterial Highways and Major Streets, as "principal routes," "parkways," or "toll crossings," and which have been designated by the City Planning Commission as arterial highways to which the provisions of this Section shall apply. Beyond 200 feet from such arterial highway or #public park#, an #advertising sign# shall be located at a distance of at least as many linear feet therefrom as there are square feet of #surface area# on the face of such #sign#. However, in all districts as indicated, the more restrictive of the following shall apply:

- (a) Any #advertising sign# erected, structurally altered, relocated or reconstructed prior to June 1, 1968, within 660 feet of the nearest edge of the right-of-way of an arterial highway, whose message is visible from such arterial highway, shall have legal #non-conforming use# status pursuant to Section 52-83, to the extent of its size existing on May 31, 1968.
- (b) Any #advertising sign# erected, structurally altered, relocated or reconstructed between June 1, 1968 and November 1, 1979, within 660 feet of the nearest edge of the right-of-way of an arterial highway, whose message is visible from such arterial highway, and whose size does not exceed 1200 square feet in #surface area# on its face, 30 feet in height, and 60 feet in length, shall have legal #non-conforming use#

status pursuant to Section 52-83, to the extent of its size existing on November 1, 1979. All ~~#advertising signs#~~ not in conformance with the standards set forth herein shall terminate.

42-531

Advertising signs on waterways

No moving or stationary ~~#advertising sign#~~ shall be displayed on a vessel plying waterways adjacent to ~~#Manufacturing Districts#~~ and within view from an arterial highway. For the purposes of this Section, arterial highways shall include all highways which are shown on the Master Plan of Arterial Highways and Major Streets as "principal routes," "parkways," or "toll crossings" and which have been designated by the City Planning Commission as arterial highways to which the provisions of this Section shall apply.

For the purposes of this Section, ~~#advertising sign#~~ is a ~~#sign#~~ which directs attention to a profession, business, commodity, service or entertainment conducted, sold, or offered elsewhere than upon the premises of the vessel, ~~and shall not include signs, symbols or flags identifying the vessel, its owners or operators and is not #accessory# to a #use# on such vessel.~~

42-54

Special Provisions Applying along District Boundaries

42-541

Restrictions along district boundary located in a street

M1 M2 M3

In all districts, as indicated, and within 100 feet of the ~~#street line#~~ of any ~~#street#~~ or portion thereof in which the boundary of an adjoining ~~#Residence District#~~ is located, or which adjoins a ~~#public park#~~ of one-half acre or more, ~~#advertising signs#~~ which face at an angle of less than 165 degrees away from such ~~#Residence District#~~ or park boundary shall ~~not be permitted and all other #signs# facing at less than such an angle be limited to #accessory business signs#~~ and shall conform with all the ~~#sign#~~ regulations applicable in C1 Districts as set forth in Sections 32-61 to 32-68, inclusive, relating to Sign Regulations.

42-55

Additional ~~Accessory Business~~ Sign Regulations for Adult Establishments

M1 M2 M3

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

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

44-45

Screening

M1 M2 M3

(d) shall have no ~~signs~~ hung or attached thereto other than those permitted in Section 42-52 (~~Permitted Accessory Business Signs or Advertising Signs~~).

44-585

Screening

M1 M2 M3

(3) shall have no ~~signs~~ hung or attached thereto other than those permitted in Section 42-52 (~~Permitted Accessory Business Signs or Advertising Signs~~).

52-73
Non-Conforming Signs

52-733
Advertising signs on waterways

On all waterways adjacent to #Residence#, #Commercial# or #Manufacturing Districts# and within view from an arterial highway, a #non-conforming advertising sign# may be continued for one year after July 23, 1964 if already in operation on April 15, 1964; provided that after the expiration of this period such #non-conforming advertising sign# shall terminate.

For the purposes of this Section #advertising sign# is a #sign# which directs attention to a profession, business, commodity, service or entertainment conducted, sold, or offered elsewhere than upon the premises of the vessel, ~~and shall not include signs, symbols or flags identifying the vessel, its owners or operators and is not #accessory# to a #use# on such vessel.~~

52-734
Non-conforming ~~accessory-business~~ signs for adult establishments

In all districts, a #non-conforming ~~accessory-business~~ sign# for an #adult establishment# shall terminate within one year from October 25, 1995 or from such later date that such #sign# becomes #non-conforming#, except that such #sign# may be continued for a limited period of time by the Board of Standards and Appeals pursuant to Section 72-40 (AMORTIZATION OF CERTAIN ADULT ESTABLISHMENTS AND SIGNS FOR ADULT ESTABLISHMENTS).

52-80
REGULATIONS APPLYING TO NON-CONFORMING SIGNS

52-81
General Provisions

A #non-conforming sign# shall be subject to all the provisions of this Chapter relating to #non-conforming uses#, except as modified by the provisions of Section 52-82 (Non-Conforming ~~Business~~ Signs) and Section 52-83 (Non-Conforming Advertising Signs).

A change in the subject matter represented on a #sign# shall not be considered a change of #use#.

52-82

Non-Conforming Business Signs ~~other than Advertising Signs~~

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

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

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

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

Section 52-22 (Structural Alterations)

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

72-40

AMORTIZATION OF CERTAIN ADULT ESTABLISHMENTS AND SIGNS FOR ADULT ESTABLISHMENTS

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

73-211

Location in C2, C4, C6 or C7 Districts

- (5) that ~~#accessory-business signs#~~, other than ~~#advertising signs#~~, shall be subject to the applicable district ~~#sign#~~ regulations, provided that:

73-241

In C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C3, C5, M1-5A or M1-5B Districts

The Board may modify the regulations relating to ~~#accessory-business signs#~~ in C3 Districts to permit a maximum total ~~#surface area#~~ of 50 square feet of non-~~#illuminated#~~ or ~~#illuminated#~~ non-~~#flashing signs#~~, provided that any ~~#illuminated sign#~~ shall not be less than 150 feet from the boundary of any ~~#Residence District#~~. The Board shall prescribe appropriate controls to minimize adverse effects on the character of the surrounding area, including, but not limited to, location of entrances and operable windows; provision of sound-lock vestibules; specification of acoustical insulation; maximum size of establishment; kinds of amplification of musical instruments or voices; shielding of floodlights; adequate screening; curb cuts or parking.

73-242

In C3 Districts

The Board may modify the regulations relating to ~~#accessory-business signs#~~ in C3 Districts to permit a maximum total ~~#surface area#~~ of 50 square feet of non-~~#illuminated#~~ or ~~#illuminated#~~ non-~~#flashing signs#~~, provided that any ~~#illuminated sign#~~ shall not be less than 150 feet from the boundary of any ~~#Residence District#~~.

73-25

Boatels

The Board may modify the regulations relating to ~~#accessory-business signs#~~ in C3 Districts to permit a maximum total ~~#surface area#~~ of 50 square feet of non-~~#illuminated#~~ or ~~#illuminated#~~ non-~~#flashing signs#~~ on each of not more than three ~~#street#~~ or water frontages.

73-35

Amusement Arcades

- (c) that the #use# is so located within the shopping center that no entrance and no ~~#accessory-business sign#~~ fronts upon or faces a #street#.

74-47

Amusement Arcades

- (c) the #use# is so located within the #building# that no entrance nor any ~~#accessory-business sign#~~ of the amusement arcade fronts upon or faces a #street#.

74-744

Modification of use regulations

- (c) Modifications of ~~#accessory-business sign#~~ regulations

In C6 Districts, the City Planning Commission may modify the regulations of Section 32-65 (Permitted Projection or Height of Signs) for ~~#accessory-business signs#~~, other than #advertising signs#, on a non- #residential building#, provided that such #accessory signs# will not be incompatible with the character of the surrounding area.

81-141

Special sign regulations

- (b) In a C5-3 District within the Fifth Avenue Subdistrict, the Chairperson of the City Planning Commission may, by certification, modify the requirements of Section 32-655 (Height of signs in all other Commercial Districts), to allow a single non-#illuminated business sign#, other than #advertising sign#, per #building# to be located at a height between 25 and 50 feet above #curb level# provided that the permitted #sign# shall:

82-24
Supplementary Sign Regulations

No permitted ~~#business sign#~~ shall extend above ~~#curb level#~~ at a height greater than 20 feet or obstruct an ~~#arcade#~~.

93-34
Accessory ~~Business~~ Signs

All ~~#accessory-business signs#~~, other than ~~#advertising signs#~~ and other than window ~~#signs#~~, shall be located in a horizontal band not higher than two feet, the base of which is located not less than 13 feet nor more than 16 feet above ~~#curb level#~~. Where there is a grade change of at least 1.5 feet in 100 feet along the portion of the ~~#street#~~ upon which the ~~#development#~~ fronts, such signage band may be staggered along such ~~#street#~~.

94-066
Additional sign regulations

Where ~~#illuminated signs#~~ are permitted by the underlying district regulations, such ~~#signs#~~ shall have only indirect illumination. Where ~~#business signs#~~, other than ~~#advertising signs#~~, are permitted by the underlying district regulations, such ~~#signs#~~ shall not extend above the roof level of any ~~#building or other structure#~~ in the Special District.

97-112
Sign regulations

All ~~#signs#~~ for Use Group M ~~#manufacturing uses#~~ within the R(M) ~~#Special Northside Mixed Use District#~~ shall be limited to ~~#accessory-business signs#~~, other than ~~#advertising signs#~~, and shall conform to regulations for C1 Districts as set forth in Sections 32-61 to 32-68 (Sign Regulations) inclusive, in this Resolution, except that no ~~#illuminated signs#~~ shall be permitted in the R(M) ~~#Special Northside Mixed Use District#~~. In addition, no ~~#sign#~~ shall extend above the floor level of the second ~~#story#~~ above ground.

108-112
Sign regulations

All ~~#signs#~~ for ~~#manufacturing#~~ or ~~#commercial uses#~~ within the ~~#Special Franklin Street Mixed Use District#~~ shall be limited to ~~#accessory-business signs#~~, other than ~~#advertising signs#~~, and shall conform to regulations for C1 Districts as set forth in Section 32-61 to 32-68 (Sign Regulations), inclusive, in this Resolution, except that no ~~#illuminated signs#~~ shall be permitted in the ~~#Special Franklin Street Mixed Use District#~~. In addition, no ~~#sign#~~ shall extend above the floor level of the second ~~#story#~~ above ground.

109-24
Sign Regulations

In addition to the underlying district ~~#sign#~~ regulations, the following regulations shall apply to all ~~#signs#~~:

- (a) ~~#accessory-business signs#~~ may not occupy more than 25 percent of the total area of the storefront measured from ~~#curb level#~~ to 10 feet above ~~#curb level#~~;

- (c) ~~#accessory-business signs#~~ may not cover columns, cornices or sills.

112-00
GENERAL PURPOSES

- (c) to maintain and protect the environmental quality and "village" character of City Island Avenue by imposing special controls on building setbacks and ~~accessory-business signs~~; and

112-123
Screening requirements for parking facilities accessory to commercial uses

- (c) shall have no ~~#signs#~~ hung or attached thereto other than those permitted in Section 32-62 (Permitted ~~Accessory-Business Signs~~),

Section 32-63 (Permitted Advertising Signs) or Section 42-52
(Permitted ~~Accessory-Business~~ Signs or Advertising Signs).

115-046

Permitted projection of signs

Except as otherwise permitted in Section 32-653 (Additional regulations for projecting ~~business~~ signs), no permitted #sign# shall project across a #street line# more than 12 inches. Double or multifaced #signs# are not permitted.

117-423

~~Accessory-business~~ Sign regulations

118-12

Sign Regulations

#Signs# on #street walls# fronting on all other #streets# within the Special District shall be subject to the provisions of Section 37-016 (~~Accessory-business-signs~~ Sign regulations).

121-20

SIGN REGULATIONS

The following provisions apply on #wide streets# within the #Special Garment Center District#:

- (a) no ~~#accessory-business-sign#~~ or ~~#advertising sign#~~ shall project across the #street line# of a #wide street# more than 18 inches for double or multi-faced #signs# or 12 inches for other #signs#;

122-20

SPECIAL SIGN REGULATIONS

In order to enhance the visual quality of the Special District, the applicable #sign# regulations of the underlying districts are modified as follows:

- (a) Within the Limited Commercial Areas, only one ~~#accessory-business sign#~~, other than an ~~#advertising sign#~~, with a surface area not exceeding 12 square feet shall be permitted per ~~#commercial use#~~. ~~#Accessory-business~~ Such signs# shall be located in a #sign band#, on the flap of a canopy, or as allowed under Section 122-20(d). The height of an ~~#accessory-business~~ such #signs# shall be not more than 24 inches and the letter sizes shall be restricted to a height of 12 inches. Except as provided in Section 122-20(d), all such #signs# may not project from the vertical surface of a #building# more than 18 inches.
- (b) Within the Commercial Extension Areas, no ~~#accessory-business signs#~~ and no #display windows# shall be permitted on a #building or other structure# within 50 feet of the Grand Concourse. #Commercial uses# which are located on a cross-street beyond a distance of 50 feet from the Grand Concourse #street line#, shall comply with the #sign# regulations applicable to the underlying #Commercial District#.
- (c) On Commercial Infill Sites, the maximum surface area to be occupied by an ~~#accessory-business sign#~~, other than an ~~#advertising sign#~~, shall be three square feet for every five feet of store frontage or 12 square feet, whichever is greater. ~~#Accessory-business~~ Such #signs# shall be located in a #sign band# and/or on the flap of a canopy, or as allowed under Section 122-20(d). On portions of Commercial Infill Sites more than 50 feet from the Grand Concourse, the signage regulations of a C1 District shall apply.
- (d) Except in C1 Districts, no #sign# may be located so as to obscure any decorative lintel, cornice or other architectural detail. In the event that compliance with this requirement does not provide adequate surface area for the allowable ~~#accessory-business sign#~~ as defined in Section 122-20(a), a projecting #sign# may be permitted by the Commissioner of Buildings provided that no such #sign# shall project from the vertical surface of a #building# more than 18 inches.

(On January 7, 1998, Cal. No. 1, the Commission scheduled January 21, 1998 for a public hearing. On January 21, 1998, Cal. No. 8, the hearing was closed. On February 4, 1998, Cal. No. 25, the item was laid over.)

For consideration.
