

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JULY 1, 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 980543 PSX	8	Scheduled to be Heard 7/22/98		C 980088 PPK	3	Favorable Report Adopted
2	C 960173 PSK	3	" "	19	N 970705 ZAK	5	Authorization Approved
3	C 980540 HAK	4	" "	20	C 980317 HDM	10	Favorable Report Adopted
4	C 980495 ZSM	5	" "	21	N 980583 CMM	8	" "
5	C 980154 ZMM	8	" "	22	N 980653 HKM	8	Forward Rep't to City Council
6	C 980155 ZSM	8	" "	23	N 980652 HKM	5	" "
7	C 960566 ZMQ	7	" "	24	C 980480 ZMM	1	Favorable Report Adopted
8	N 980526 ZRQ	7	" "	25	N 980492 ZRM	1	" "
9	N 960560 ZRY	cw	" "				
10	C 980223 PCK	7	Hearing Closed				
11	C 980354 PPK	3	" "				
12	C 980238 ZSM	2	" "				
13	C 980037 ZSM	2	" "				
14	C 980323 PPQ	12	" "				
15	N 980309 ZRR	3	" "				
16	C 980308 PPX	4	Favorable Report Adopted				
17	C 980363 PPK	4	" "				
18	C 980087 POK	3	" "				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		16	17	18	19	20	21	23	24	25				
Joseph B. Rose, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Victor G. Alicea, Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Albert Abney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Irwin Cantor, P.E.	A													
Kathy Hirata Chin, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Alexander Garvin	A													
Anthony I. Giacobbe, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
William J. Grinker	A													
Brenda Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Edward Rogowsky	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Jacob B. Ward, Esq., Commissioners	A													

MEETING ADJOURNED AT: 11:27 A.M.

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

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**CITY PLANNING COMMISSION**

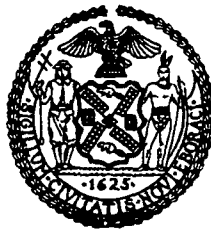
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**WEDNESDAY, JULY 1, 1998**

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

in  
**CITY HALL**



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

**[No. 13]**

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

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## CITY PLANNING COMMISSION

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

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

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

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

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

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

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

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

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

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

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

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**ORDER OF BUSINESS AND INDEX**

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**WEDNESDAY, JULY 1, 1998**

Roll Call; approval of minutes .....	1
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**Community Board Public Hearing Notices are available in the  
Calendar Information Office, Room 2E, 22 Reade Street,  
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for July 22, 1998 in Spector Hall, 22 Reade Street, Manhattan, New York at 10:00 a.m.

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## 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, JULY 1, 1998

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**APPROVAL OF MINUTES OF Regular Meeting of June 17, 1998**

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- I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JULY 22, 1998  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**
- 

**BOROUGH OF THE BRONX**

**No. 1**

**CD 8**

**C 980543 PSX**

**IN THE MATTER OF** an application submitted by the Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection of property located at West 230th Street at the foot of Tibbett Avenue (Block 5716, part of Lot 725), for use as an ambulance station.

**Resolution for adoption scheduling July 22, 1998 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 2**

**CD 3**

**C 960173 PSK**

**IN THE MATTER OF** an application submitted by the Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection of property located at 625/633 Greene Avenue, (Block 1795, Lots 67, 68, 69, 70 and 71) for use as a parking lot.

**Resolution for adoption scheduling July 22, 1998 for a public hearing.**

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**No. 3**

**CD 4**

**C 980540 HAK**

**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 327-349 Ellery Street and 13 & 15 Beaver Street (Block 3132, Lots 27-37), 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 sponsor selected by HPD;

to facilitate construction of a five story building, tentatively known as Ellery Court, with 86 units (plus one for a superintendent) of rental housing for elderly persons of low income, to be developed under the Federal Section 202 Supportive Housing Program for the Elderly.

**Resolution for adoption scheduling July 22, 1998 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 4**

**CD 5**

**C 980495 ZSM**

**IN THE MATTER OF** an application submitted by GGMC Parking LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution, to allow an attended public parking lot with a maximum capacity of 76 spaces on a part of a zoning lot located at 14-20 West 40th Street (Block 841, Lots 30, 31, 45, 49, 57, 58, 59 and 60), in C5-3 and M1-6 Districts, partially within the Special Midtown District.

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

**Resolution for adoption scheduling July 22, 1998 for a public hearing.**

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**Nos. 5 and 6**

*(Application for an Amendment of the Zoning Map, and Special Permit to permit modification of the height and setback regulations to facilitate the expansion of Sotheby's)*

**No. 5**

**CD 8**

**C 980154 ZMM**

**IN THE MATTER OF** an application submitted by Sotheby's pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from a C5-1 District to a C5-2 District property bounded by York Avenue, East 72nd Street, a line 200 feet southeasterly of York Avenue, a line midway between East 71st Street and East 72nd Street, a line 125 feet southeasterly of York Avenue, and East 71st Street; and
2. changing from an R9 District to a C5-2 District property bounded by East 71st Street, a line 125 feet southeasterly of York Avenue, a line midway between East 71st Street and East 72nd Street, and a line 200 feet southeasterly of York Avenue;

as shown on a diagram (for illustrative purposes only) dated May 18, 1998.

**Resolution for adoption scheduling July 22, 1998 for a public hearing.**

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## No. 6

CD 8

C 980155 ZSM

**IN THE MATTER OF** an application submitted by Sotheby's pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-721(a) of the Zoning Resolution to permit modification of the height and setback regulations of Section 33-43 of the Zoning Resolution to allow portions of a proposed approximately 229,322 square foot, 6-story enlargement which will be located within the initial setback distance to exceed the maximum height above curb level and to penetrate the sky exposure plane on property located at 1334 York Avenue (Block 1483, Lot 1), in a C5-2\* District.

\* Note: An amendment of the Zoning Map, Section 9a, changing the above property from C5-1 and R9 Districts to a C5-2 District is proposed under related application C 980154 ZMM.

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

**Resolution for adoption scheduling July 22, 1998 for a public hearing.**

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**BOROUGH OF QUEENS**

Nos. 7 and 8

*(Application for an Amendment of the Zoning Map, and Amendment of the Zoning Resolution to establish a Waterfront Access Plan in Downtown Flushing)*

No. 7

CD 7

C 960566 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. 10a and 10b:

- 1) changing from a C4-2 District to a C4-3 District property bounded by Northern Boulevard, the northerly prolongation of the center line of Main Street, a line midway between the southerly boundary lines of Dan Carter Beard Memorial Park and Flushing Park and the southerly street line of Northern Boulevard, Union Street, 41st Avenue, Main Street, 40th Road, a line 100 feet west of Main Street, Roosevelt

Avenue, a line 100 feet west of Main Street, 39th Avenue, a line 100 feet west of Main Street, a line 125 feet north of Congressman Rosenthal Place, and a line 100 feet east of Prince Street;

- 2) changing from an M1-1 District to a C4-2 District property bounded by:
  - a) Northern Boulevard, a line 100 feet east of Prince Street, Roosevelt Avenue, College Point Boulevard, 36th Road, and Prince Street;
  - b) Roosevelt Avenue, College Point Boulevard, the northerly boundary line of the Long Island Rail Road (Northern Division) right-of-way, and the northerly prolongation of the center line of Haight Street;
- 3) changing from an M3-1 District to a C4-2 District property bounded by a line 425 feet south of Northern Boulevard, College Point Boulevard, Roosevelt Avenue, the northerly prolongation of the center line of Haight Street, the northerly boundary line of the Long Island Rail Road (Northern Division) right-of-way, the Van Wyck Expressway Extension, and the easterly U. S. Pierhead and Bulkhead Line of the Flushing River;
- 4) changing from an M3-1 District to an M1-2 District property bounded by the northerly boundary line of the Long Island Rail Road (Northern Division) right-of-way, the northerly prolongation of the center line of Haight Street, 41st Avenue, a line midway between Haight Street and Fuller Place, a line 100 feet north of Sanford Avenue, Haight Street, Sanford Avenue and its westerly prolongation, the easterly and northerly boundary lines of a park, and the Van Wyck Expressway Extension;
- 5) changing from an M3-1 District to an R6 District property bounded by 41st Avenue, Haight Street, a line 100 feet north of Sanford Avenue, and a line midway between Haight Street and Fuller Place;
- 6) changing from an M1-1 District to an M1-2 District property bounded by the northerly boundary line of the Long Island Rail Road (Northern Division) right-of-way, College Point Boulevard, 41st Avenue, and the northerly prolongation of the center line of Haight Street;
- 7) changing from an M1-1 District to an R6 District property bounded by

41st Avenue, College Point Boulevard, Sanford Avenue, and Haight Street; and

- 8) establishing within the proposed R6 District a C2-3 District bounded by 41st Avenue, College Point Boulevard, Sanford Avenue, and a line 100 feet west of College Point Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 13, 1998, revised May 29, 1998, and subject to the conditions of CEQR Declaration E-74.

**Resolution for adoption scheduling July 22, 1998 for a public hearing.**

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No. 8

CD 7

N 980526 ZRQ

**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 the establishment of a Waterfront Access Plan in the Downtown Flushing Waterfront concerning Section 62-85.

Matter within # # is defined in Section 12-10 or 62-11.

*[N.B.: All text under Section 62-85 is new text.]*

**62-85 Borough of Queens**

\* \* \*

**Q-2: Downtown Flushing, as set forth in Section 62-852**

\* \* \*

**62-852 Waterfront Access Plan Q-2: Downtown Flushing**

Maps Q-2a through Q-2c show the boundaries of the area comprising the Downtown Flushing Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on [the effective date of this amendment] as follows:

- Parcel 1: Block 4963, Lot 200  
 Parcel 2: Block 4963, Lot 85  
 Parcel 3: Block 4963, Lot 65  
 Parcel 4: Block 4963, Lot 7  
 Parcel 5: Area within the #street lines# of Roosevelt Avenue westerly of their intersection with the #street lines# of College Point Boulevard and extending to the easterly pierhead line of the Flushing River  
 Parcel 6: Block 5066, Lot 1  
 Parcel 7: Portions of Block 5066, Lots 105 and 107 (consisting of New York City Department of Parks and Recreation #mapped park# strips), and area adjoining and beneath the Van Wyck Expressway Extension bounded by the Long Island Railroad on the south, Block 5066, Lot 105 on the south and west and Block 5066, Lot 107 on the east and the easterly pierhead line of the Flushing River on the west

(a) Area wide modifications

The following provisions shall apply to all #developments# required to provide public access pursuant to Section 62-40:

- (1) Paragraph (a) of Section 62-415 (Requirements for supplemental public access areas) shall be inapplicable.
- (2) Paragraph (b) of Section 62-415 shall be inapplicable. In lieu thereof, required public access shall be provided by means of a #shore public walkway, upland connection# and other public access areas in accordance with this Plan.

However, for WD #use developments# which would otherwise be permitted to provide public access pursuant to Section 62-415, paragraph (b), the location of the public access areas specified in this Plan may be moved upland of the #shoreline# the minimum distance required to accommodate the upland water-dependent functions of such #developments# and still result in a continuous public walkway connecting #shore public walkways# on all adjoining #zoning lots#.

(b) Special public access provisions by parcel

The provisions of Section 62-41 (Requirements for waterfront public access) and Section 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) are modified at the following designated locations which are illustrated in the Plan map Q-2b:

## (1) Parcel 1

## (i) #Shore public walkway#

The requirements of Section 62-411 (Requirements for shore public walkways) are modified to reduce the minimum required width of the #shore public walkway# to 20 feet. In addition, no #shore public walkway# shall be required north of the prolongation of the northerly #streetline# of 36th Road. The quantity of public access area eliminated from the #shore public walkway# as a result of this width and length reduction shall be provided at the northerly termination of the #shore public walkway# and shall be improved pursuant to the design standards for a Waterview park as set forth in Section 62-636. If Parcel 1 is #developed# in conjunction with one or more adjoining parcels, or portions thereof, the area on Parcel 1 required to be improved pursuant to the design standards for a Waterview park may be provided on Parcel 2.

## (ii) #Upland connection#

An #upland connection# shall be located within the flexible location zone indicated on the Plan map, Q-2b, which is the prolongation of the #street lines# of 36th Road. If, however, the #upland connection# required on Parcel 2 is provided prior to or concurrent with #development# of Parcel 1, no #upland connection# shall be required on Parcel 1.

## (2) Parcel 2

## (i) #Shore public walkway#

The requirements of Section 62-411 (Requirements for shore public walkways) are modified to reduce the minimum required width of the #shore public walkway# to 20 feet. The quantity of public access area eliminated from the #shore public walkway# as a result of this width reduction shall be provided adjoining the intersection of the required #upland connection# and the #shore public walkway# and shall be improved pursuant to the design standards for a Waterview park as set forth in Section 62-636.

## (ii) #Upland connection#

An #upland connection# shall be located between College Point Boulevard and the #shore public walkway# either 1) within the flexible location zone indicated on the Plan map, Q-2b, having as its northerly

boundary the straight-line extension of that portion of the boundary between Parcels 1 and 2 which intersects with College Point Boulevard and as its southern boundary the prolongation of the southerly #street line# of 37th Avenue or 2) continuously adjoining the boundary between Parcels 1 and 2.

(3) Parcel 3:

(i) #Shore public walkway#

The requirements of Section 62-411 (Requirements for shore public walkways) are modified to reduce the minimum required width of the #shore public walkway# to 20 feet. The quantity of public access area eliminated from the #shore public walkway# as a result of this width reduction shall be provided adjoining the intersection of the required #upland connection# and the #shore public walkway# and shall be improved pursuant to the design standards for a Waterview park as set forth in Section 62-636. If Parcel 3 is #developed# in conjunction with Parcel 4, or a portion thereof, the area of Parcel 3 required to be improved pursuant to the design standards for a Waterview park may be provided on Parcel 4.

(ii) #Upland connection#

An #upland connection# shall be located between 39th Avenue and the #shore public walkway# within the flexible location zone indicated on the Plan map, Q-2b, having as its southerly boundary the prolongation of the southerly #street line# of 39th Avenue and as its northerly boundary a line drawn parallel and 75 feet north of such southern boundary.

In the event #buildings or other structures# existing within Parcel 3 on [the effective date of this amendment] obstruct any portion of the flexible location zone at the time any #development# commences the minimum requirements of Section 62-622 (Upland connections) and Section 62-641 (Design requirements for upland connections) shall be modified as follows: 1) the required #upland connection# if located within a private drive shall, for a distance not to exceed 200 feet measured westerly of the #street line# of Janet Place, consist of a single pedestrian circulation zone having a minimum clear width of 6 feet improved entirely as a circulation path without planting or seating required; or 2) if the required #upland connection# is not within a private drive, its minimum width shall be reduced along its entire length to 25 feet, consisting of a 16 foot wide pedestrian circulation zone and two 4 feet 6 inch wide buffer zones.

If Parcel 3 is #developed# in conjunction with any portion of Parcel 4 and there are no existing #buildings or other structures# blocking 50 percent or more of the width of the prolongation of 39th Avenue at the time any #development# commences the modifications of the foregoing paragraph shall not apply and the #upland connection# shall be located within the prolongation of 39th Avenue.

(4) Parcel 4

(i) #Shore public walkway#

The requirements of Section 62-411 (Requirements for shore public walkways) are modified to reduce the minimum required width of the #shore public walkway# to 20 feet. However, within the portion of the parcel between the northerly #street line# of Roosevelt Avenue and a point 50 feet northerly as measured along the #shoreline# the minimum width shall be 40 feet, consisting of a pedestrian circulation zone and buffer zone as provided in Section 62-621 (Shore public walkways). Throughout the southernmost 30 foot length of this widened portion of the #shore public walkway# the seaward edge of the circulation path shall be located a minimum of 15 feet from the #shoreline#.

The quantity of public access area eliminated from the #shore public walkway# as a result of its width reduction shall be provided adjoining the #shore public walkway# and the boundary between Parcels 3 and 4. Such area shall be improved pursuant to the design standards for a Waterview park as set forth in Section 62-636.

(ii) #Upland connection#

No #upland connection# shall be required within Parcel 4 and all provisions relating to #upland connections# shall be inapplicable, however, a direct connection shall be provided between the required #shore public walkway# and the public access area on Parcel 5. In the event that any portion of Parcel 4 is developed with Parcel 3 an #upland connection# shall be provided pursuant to Section 62-852, paragraph (b)(3)(ii) above.

(5) Parcel 5 [N.B. Parcel 5 is a mapped public #street# but is being treated as a separate #zoning lot# to facilitate description of public access improvements pursuant to Section 62-812, paragraph (d).]

- (i) A public access area shall be provided across the westerly portion of Parcel 5 connecting without interruption to the #shore public walkways# on Parcels 4 and 6. Such public access area shall have a

minimum width of 40 feet and contain a continuous pedestrian circulation path with a minimum clear width of 10 feet. The seaward edge of the pedestrian circulation path shall be located a minimum of 15 feet from the westerly boundary of the parcel. Landscaped screening shall be provided adjoining any open or enclosed storage areas, maintenance vehicle parking or similar uses. Fencing may be provided to assure physical control of non-publicly accessible upland areas.

- (ii) The marginal roadway within Roosevelt Avenue as indicated on the City Map, Final Section 40, adopted December 14, 1911, shall be improved to provide a connection to other public access areas designated for this parcel and to #shore public walkways# on Parcels 4 and 6. The improvement of the marginal roadway shall be for public pedestrian use except for emergency and maintenance vehicular access to the shoreline and beneath the Roosevelt Avenue Bridge. A dedicated pedestrian circulation path with a minimum width of 10 feet shall be provided. In addition, the pedestrian use of the full width of the marginal roadway shall be reinforced by design elements which may include unit pavers, dropped curbs, bollards and informational signage. The New York City Waterfront Symbol with the words "Public Waterfront" shall be installed at the north-westerly intersection of College Point Boulevard and Roosevelt Avenue and at the entrance to the marginal roadway.
- (iii) If other improvements compatible with the waterfront public access area are provided, including, but not limited to a waterview sitting area, they should adjoin the boundary of Parcel 4.

Section 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) shall be inapplicable; its provisions are recommended as a guide to the design of the required public access areas.

(6) Parcel 6

- (i) #Shore public walkway#

The requirements of Section 62-621 (Shore public walkways) are modified to require a minimum distance of 15 feet between the seaward edge of the pedestrian circulation path and the #shoreline#.

- (ii) #Upland connection#

An #upland connection# shall be provided within the flexible location zone indicated on the Plan map, Q-2b, having boundaries coincident with those of Parcel 6, as follows: the #upland connection# shall be



located either 1) along the southerly boundary of Parcel 6 between the termination of 40th Road and the #shore public walkway# or 2) between College Point Boulevard and the #shore public walkway# connecting to the latter at a location within 150 feet of the parcel's southerly boundary, as measured along the upland edge of the #shore public walkway#. Notwithstanding the requirements of Section 62-62 (General Requirements for Public Access), paragraph (c), the #upland connection# may be located, wholly or in part, within a #building or other structure#. Any covered portion of the #upland connection# shall comply with the requirements of paragraph (d)(7) of this Section.

(7) Parcel 7

(i) #Shore public walkway#

Notwithstanding the requirements of Section 62-62, paragraph (c), the #shore public walkway# may be covered by the elevated roadway of the Van Wyck Expressway and the obstructions permitted by Section 62-626, paragraph (a), shall include any supporting structural elements of the elevated roadway and its related appurtenances. Additionally, the locational requirements of Section 62-63 for pedestrian circulation and buffer zones shall be modified as necessary to accommodate the required clear pedestrian path. The #shore public walkway# shall be connected directly to that on Parcel 6.

(c) Special visual corridor provisions by parcel

The designated locations for #visual corridors# pursuant to this Plan shall be as follows and are illustrated in the Plan map, Q-2c:

(1) Parcel 1

A #visual corridor# shall be provided through Parcel 1 to the pierhead line as the prolongation of the #street lines# of 36th Road. Any #building or other structure# existing on [the effective date of this amendment] shall be a permitted obstruction.

(2) Parcel 2

A #visual corridor# shall be provided through Parcel 2 to the pierhead line as the prolongation of the #street lines# of 37th Avenue.

## (3) Parcels 3 and 4

A #visual corridor# shall be provided through Parcels 3 or 4 to the pierhead line using the locational criteria for an #upland connection# in paragraph (b)(3)(ii) of this Section. Notwithstanding the requirements of Section 62-42 (Requirements for Visual Corridors), any #building or other structure# existing on [the effective date of this amendment] shall be a permitted obstruction, however, no such #building or other structure#, or portion thereof, demolished after [the effective date of this amendment] shall be rebuilt as a permitted obstruction and no new #building or other structure# shall be permitted except pursuant to Section 62-642 (Design requirements for visual corridors).

## (4) Parcel 5 [N.B. Parcel 5 is a mapped public #street# but is being treated as a separate #zoning lot# to facilitate description of public access improvements pursuant to Section 62-812, paragraph (d).]

The #street lines# of Roosevelt Avenue, including the area beneath the Roosevelt Avenue bridge and any marginal roadway within the #street lines# of Roosevelt Avenue shall be provided as a visual corridor.

## (5) Parcels 6 and 7

The requirement for #visual corridors# on Parcels 6 and 7 are waived.

## (d) Special design standards

Required public access areas shall comply with Section 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) except as modified in this and the preceding paragraphs of this Section.




- (1) Notwithstanding the requirements of Section 62-61 (Design Options and Methodology), a required #shore public walkway# may be improved pursuant to Section 62-633 (Shore public walkway - Prototype III: Low-intensity walkway).
- (2) The minimum required width of a pedestrian circulation path within a #shore public walkway# shall be 10 feet and, notwithstanding Section 62-621, the path need not adjoin the #shoreline# at any location except as necessary to connect to an adjoining #shore public walkway#. The entire width of any #shore public walkway# having a width of 20 feet or less shall be improved as a pedestrian circulation zone.

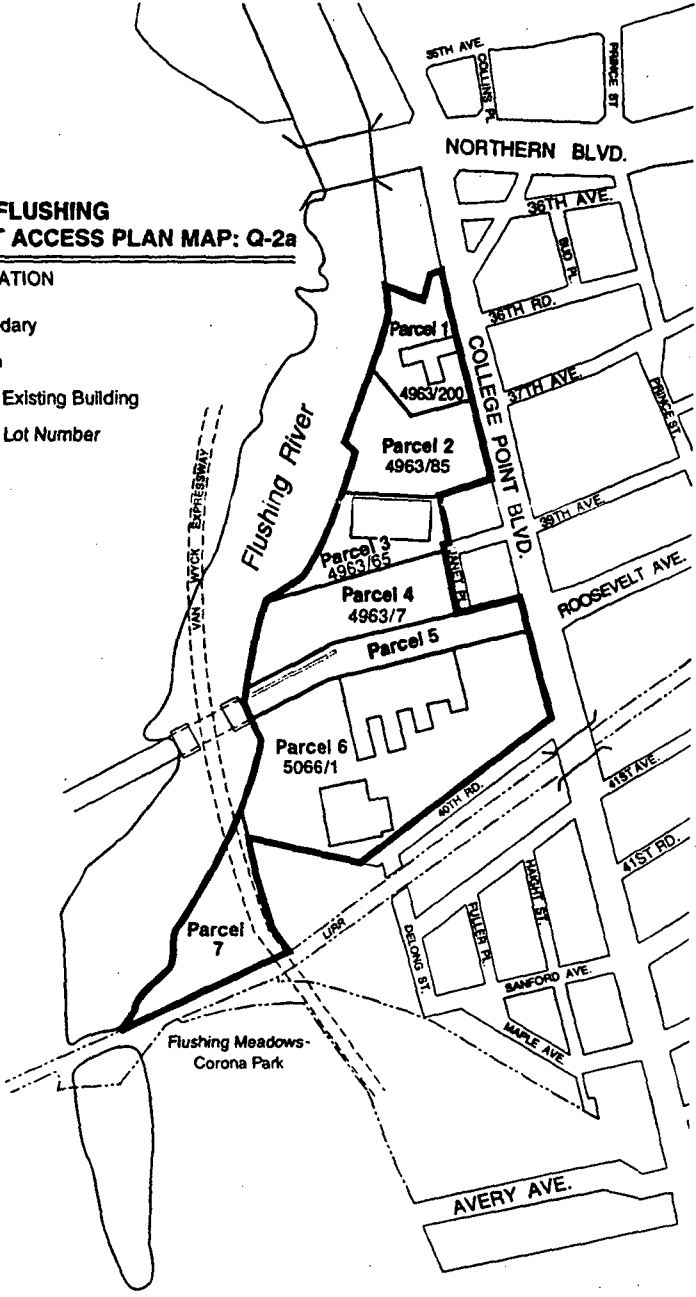
- (3) The locational requirements for planting of Section 62-63 (Specific Design Requirements for Public Access Prototypes) shall be modified for any required public access area which is located on a #pier or platform# existing on [the effective date of this amendment] such that any required planting may be provided in an alternative location on the #zoning lot# adjoining the required public access area.
- (4) In lieu of the planting and tree requirements of Section 62-63, the #shore public walkway# on Parcel 6 shall be planted with one tree, selected from Sections 2, 3 or 6 of the Waterfront Plant List (Section 62-00, Appendix A), for every 750 square feet of its area, and the required pedestrian circulation zone planting shall include plants from Sections 3, 7 and 8 of the Waterfront Plant List.
- (5) In addition to the obstructions permitted by Section 62-626, paragraph (a), the existing loading crane and adjoining tower on Parcel 4 shall be permitted within the #shore public walkway# provided such #structures# are restored and a minimum clear pedestrian path of 10 feet is provided.
- (6) The area of a #shore public walkway# located under an elevated roadway may be subtracted from the total area of #shore public walkway# calculated for the purposes of complying with the seating and tree planting requirements of Section 62-63.
- (7) Any portion of an #upland connection# located within a #building# pursuant to this Plan shall comply with the following design standards:
  - (i) the entire width of the #upland connection# shall be considered a pedestrian circulation zone and its circulation path shall have a minimum width of 16 feet which shall adjoin and connect directly to the #building's# main lobby via transparently glazed openings with an aggregate width equal to or exceeding that of any other entrances to the lobby;
  - (ii) the minimum clear height shall be 16 feet except for permitted obstructions, which in addition to those permitted by Section 62-626, paragraph (1), shall include structural elements such as beams and joists provided a minimum clear height of 12 feet is maintained throughout;
  - (iii) WE #uses# permitted by the underlying zoning district regulations shall continuously adjoin the perimeter of the #upland connection# except that lobby space or exterior, open areas to which a view is provided shall also be permitted;

- (iv) at least 50 percent of the area of any walls bounding an #upland connection# shall be glazed with a clear untinted transparent material. For the purpose of this requirement the area of the bounding walls shall be measured from the floor to a height of 16 feet. In no case, shall any bounding wall have a continuous length without openings greater than 100 feet;
- (v) there shall be no more than three changes in direction over its entire length and no single turn shall be less than 90 degrees relative to the line of travel. Any change in direction with an angle of less than 135 degrees shall be posted with an entry plaque pursuant to Section 62-674, paragraph (b), excluding the information required in paragraph (b)(4), and shall also be accompanied by an arrow indicating the direction of travel toward the #shore public walkway#;
- (vi) in addition to the general requirements of Section 62-674 (Signage), each principal entrance to an #upland connection# within a #building# shall be posted with an entry plaque pursuant to Section 62-674, paragraph (b). However, the information required in paragraph (b)(4) shall be required at only one such entrance;
- (vii) access to the public shall be provided during business hours or from 8:00 a.m. to dusk seven days a week, whichever is greater; and
- (viii) the planting and lighting requirements of Section 62-60 shall not apply.

**DOWNTOWN FLUSHING  
WATERFRONT ACCESS PLAN MAP: Q-2a**



**PARCEL DESIGNATION**

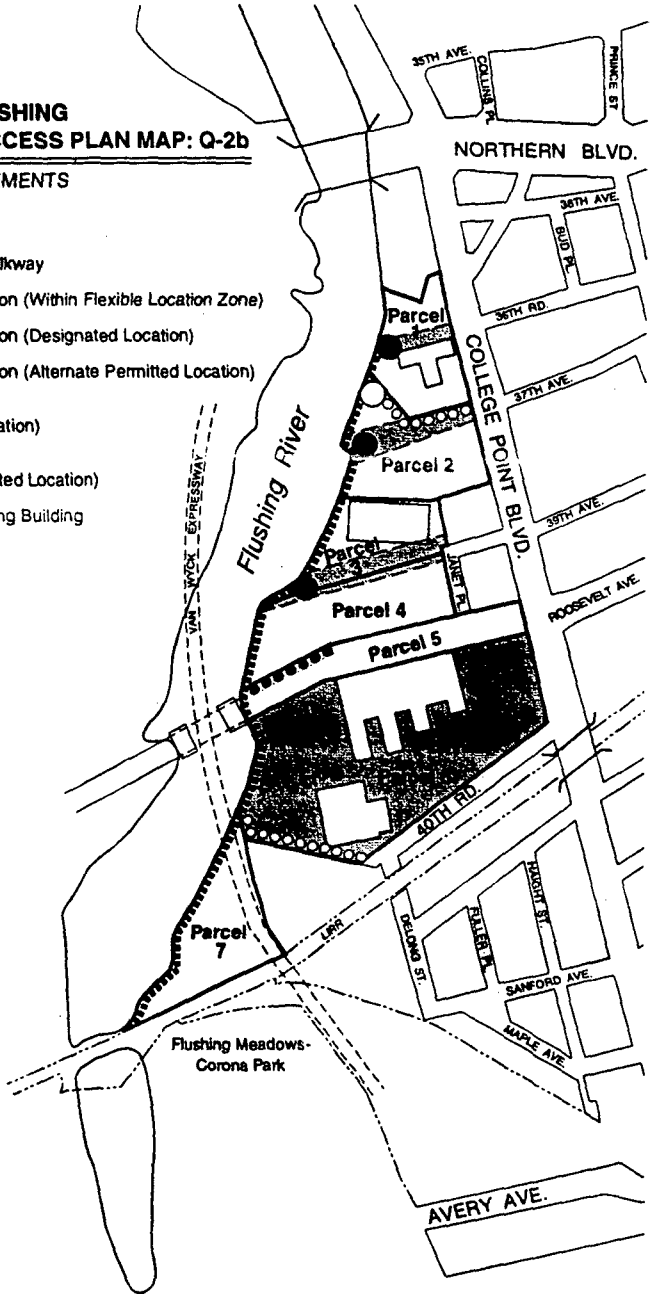
-  WAP Boundary
-  Parcel Line
-  Significant Existing Building
- 5066/1 Tax Block/ Lot Number



**DOWNTOWN FLUSHING  
WATERFRONT ACCESS PLAN MAP: Q-2b**

**PUBLIC ACCESS ELEMENTS**

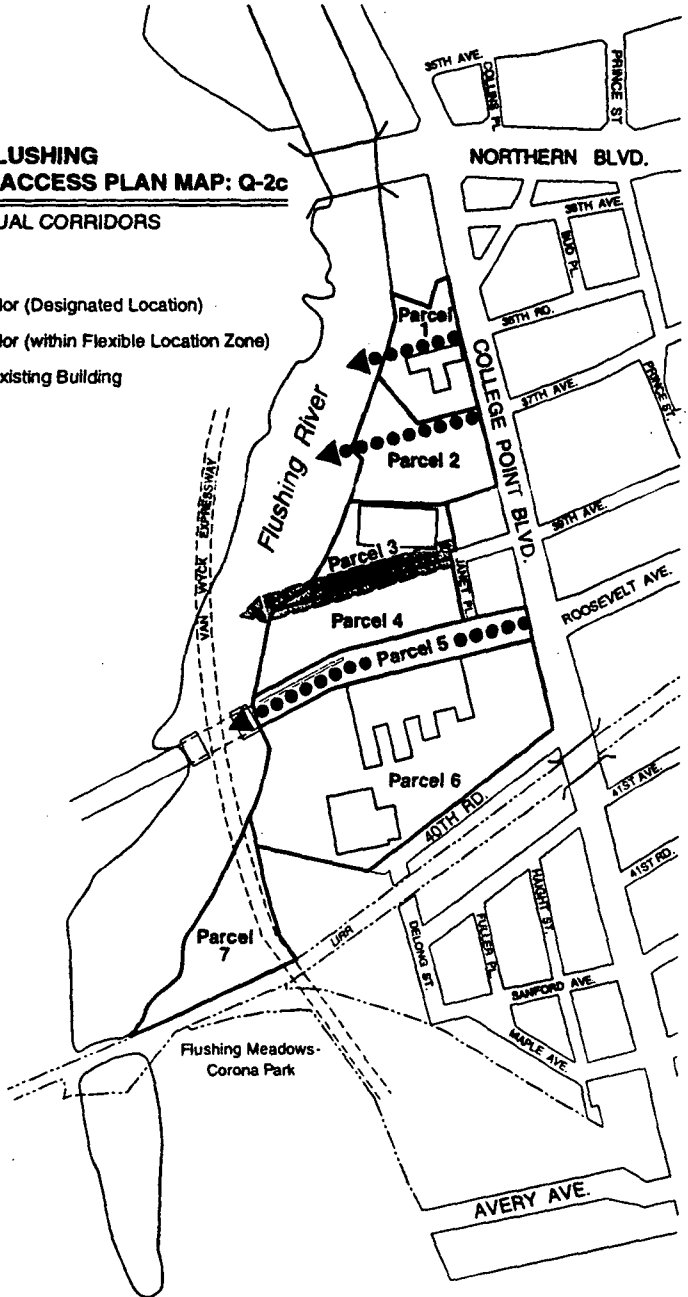
- Parcel Line
- ..... Shore Public Walkway
-  Upland Connection (Within Flexible Location Zone)
- Upland Connection (Designated Location)
- Upland Connection (Alternate Permitted Location)
- Waterview Park (Designated Location)
- Waterview Park (Alternate Permitted Location)
-  Significant Existing Building



Flushing Meadows-Corona Park

**DOWNTOWN FLUSHING  
WATERFRONT ACCESS PLAN MAP: Q-2c**  
**DESIGNATED VISUAL CORRIDORS**

- Parcel Line
- ◀●●● Visual Corridor (Designated Location)
- ◀■■■ Visual Corridor (within Flexible Location Zone)
- ▭ Significant Existing Building



Resolution for adoption scheduling July 22, 1998 for a public hearing.

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NOTICE

On Wednesday, July 22, 1998 at 10:00 a.m. in Spector Hall, 22 Reade Street, New York, New York 10007, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearings to receive comments related to the Draft Environmental Impact Statement (DEIS) concerning a proposed zoning map change and zoning text change to adopt a Waterfront Access Plan in Downtown Flushing, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Act (CEQR) CEQR No. 95DCP052Q.

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CITYWIDE

No. 9

Citywide

N 960560 ZRY

**IN THE MATTER OF** an application submitted by the Muss Development Company, pursuant to Section 201 of the New York City Charter for amendments of the Zoning Resolution of the City of New York, relating to Section 62-351, concerning views from shorelines obstructed by manmade structures.

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

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

Matter within # # is defined in Section 12-10 or 62-11;

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

\* \* \*

10/25/93

**62-35**

**Height and Setback Regulations On Waterfront Blocks**

Height and setback regulations for #zoning lots# within #waterfront blocks# shall be governed by the provisions of this Section. However, airports, heliports, seaplane bases and, in C8 or #Manufacturing Districts#, #developments# comprised #predominantly# of WD #uses# or #uses# in Use Groups 16, 17 or 18 shall be exempt from the requirements of this Section.



**62-351 (10/25/93)**

**Developments on land and platforms**

All #developments# on portions of a #zoning lot# landward of the #shoreline# or on #platforms# shall be subject to the height and setback provisions of this Section. However, when the seaward view from all points along the shoreline of a #zoning lot# is entirely obstructed by existing elevated roads, bridges or similar structures which are less than 50 feet above mean high water and within 200 feet of the #shoreline#.

#developments# shall be exempt from the requirements of this Section. Height and setback regulations for #developments# on #piers# and #floating structures# are set forth in Sections 62-352 and 62-353.

\* \* \*

**Resolution for adoption scheduling July 22, 1998 for a public hearing.**

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II. PUBLIC HEARINGS

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BOROUGH OF BROOKLYN

No. 10

CD 7

C 980223 PCK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for **site selection and acquisition of property located at 126/152 28th Street** (Block 664, Lots 48, 27, 24 and p/o 22), for use as a parking lot.

(On June 17, 1998, Cal. No. 1, the Commission scheduled July 1, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

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No. 11

CD 3

C 980354 PPK

**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 eleven (11) city-owned properties pursuant to zoning.**

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

(On June 17, 1998, Cal. No. 2, the Commission scheduled July 1, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF MANHATTAN**

No. 12

CD 2

C 980238 ZSM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Laygro Ventures, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of:

1. Section 42-14D(1)(b) to allow the conversion to 14 joint living-work quarters for artists (Use Group 17D) on the second through six floors; and
2. Section 42-14D(2)(b) to allow Use Group 6 uses on the ground floor and portions of the cellar and subcellar;

of an existing building located at 512 Broadway, a.k.a. 56 Crosby Street (Block 483, Lot 11), in an M1-5B District, within the SoHo-Cast Iron Historic District.

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

(On June 17, 1998, Cal. No. 3, the Commission scheduled July 1, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

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 No. 13

CD 2

C 980037 ZSM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 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 Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with roof parking and with a maximum of 135 spaces, and to allow floor space up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), on property located at 3-7 Wooster Street (Block 228, Lot 41), in an M1-5B District, within the SoHo-Cast Iron Historic District.

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

(On June 17, 1998, Cal. No. 4, the Commission scheduled July 1, 1998 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 14**

**CD 12**

**C 980323 PPQ**

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

A list and description of the properties can be seen in the Queens Office of the Department of City Planning, 29-27 41st Avenue, 9th floor, Long Island City, NY 11101.

(On June 17, 1998, Cal. No. 5, the Commission scheduled July 1, 1998 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## BOROUGH OF STATEN ISLAND

No. 15

CD 3

N 980309 ZRR

## PUBLIC HEARING:

*(Amendment of the Zoning Resolution concerning the modification of curb cut regulations in the Special South Richmond Development District.)*

IN THE MATTER of an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, to amend the Zoning Resolution of the City of New York, relating to Sections 107-251, 107-252 and 107-68, concerning vehicular access from zoning lots on designated arterial and park streets 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;

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

107-251

Special provisions for arterials

Along those #streets# designated as #arterials#, the following regulations shall apply:

## (a) Access restrictions

~~No e Curb cuts are not permitted for vehicular access or egress on such along an #arterial# #streets# on #zoning lots# with access to a non-#arterial street#. except- For #zoning lots# with access only to an #arterial street#, one curb cut shall be is permitted along such #arterial street# for any #zoning lot# which does not have access or egress on another #street#. For the purposes of this Section, adjoining #zoning lots# in the same ownership shall be treated as one #zoning lot#. The City Planning Commission may, by certification, approve more than one curb cut for access when such additional curb cut is necessary to avoid adverse effects on the traffic flow of the #arterial#. Such access restrictions with regard to curb cuts shall not apply to #schools#, hospitals and related facilities, police stations and or fire stations.~~

~~For #zoning lots# with access only to an #arterial street#, the City Planning Commission may, by certification, approve additional curb cuts for access to such #arterial street# when necessary to avoid adverse effects on the traffic flow of the #arterial#.~~

For #zoning lots# with access to both #arterial# and non-#arterial# #streets#, the City Planning Commission may authorize one or more curb cuts on the #arterial street#, pursuant to the provisions of Section 107-68 (Modification of Group Parking Facility and Access Regulations).

\* \* \*

### 107-252

#### Special provisions for park streets

For those #streets# designated as #park streets#, the following regulations shall apply:

#### (a) Access restrictions

No curb cuts are permitted ~~for vehicular access or egress~~ on such #streets# except that one curb cut is permitted for any #residential#, community facility or commercial #development# #use# whose #zoning lot# has frontage only on a #park street#. For the purposes of this Section, adjoining #zoning lots# in the same ownership shall be treated as one #zoning lot#.

For #zoning lots# with access to both #park# and non-#park# #streets#, the City Planning Commission may authorize one or more curb cuts on the #park# #street#, pursuant to the provisions of Section 107-68 (Modification of Group Parking Facility and Access Regulations).

\* \* \*

### 107-68

#### Modification of ~~the Size of an Accessory~~ Group Parking Facility and Access Regulations

~~The City Planning Commission may authorize~~ For a permitted commercial, community facility or manufacturing #development# #use#, ~~with the City Planning Commission may authorize~~ more than 30 #accessory# off-street parking spaces, and for any #use#, may modify access restrictions with regard to curb cuts as set forth in paragraph (a) of Section 107-251 (Special provisions for arterials) or paragraph (a) of Section 107-252 (Special provisions for park streets). ~~As a condition for~~ In order to grant such authorization, the Commission, upon a review of the site plan, shall find that:

- (a) vehicular access and egress ~~for such #development#~~ are located and arranged so as to draw a minimum of vehicular traffic to and through local #streets# in nearby #residential# areas; and

(b) where vehicular access and egress are located on an #arterial# or #park# #street#, such location affords the best means for controlling the flow of traffic generated by such #development#/#use# to and from such #arterial# or #park# #street# and does not unduly interfere with pedestrian traffic; and

(c) the location of such vehicular access and egress permits better site planning.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area and may in appropriate cases condition its authorization upon compliance by the #development# with an approved site and landscaping plan.

~~In all cases, the Commission shall refer the applications to the Department of Transportation for its report with respect to the anticipated traffic congestion resulting from the increased size of the proposed #group parking facility#.~~

(On June 17, 1998, Cal. No. 6, the Commission scheduled July 1, 1998 for a public hearing which has been duly advertised.)

Close the hearing.

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**III. REPORTS**

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**BOROUGH OF THE BRONX**

**No. 16**

**CD 4**

**C 980308 PPX**

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

A list and description of the properties can be seen at the Bronx Office of the Department of City Planning, 1 Fordham Plaza - Room 502, Bronx, New York 10458.

(On May 20, 1998, Cal. No. 2, the Commission scheduled June 3, 1998 for a public hearing. On June 3, 1998, Cal. No. 13, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 17**

**CD 4**

**C 980363 PPK**

**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 eight (8) city-owned properties, pursuant to zoning.

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

(On May 20, 1998, Cal. No. 3, the Commission scheduled June 3, 1998 for a public hearing. On June 3, 1998, Cal. No. 14, the hearing was closed.)

**For consideration.**

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No. 18

CD 3

C 980087 PJK  
C 980088 PPK

**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 acquisition and subsequent disposition to the Primary Care Development Corporation, of property located at 299/325 Herkimer Street a/k/a 1454 Fulton Street, (Block 1863, Lots 23, 24 and 60), for use as a primary health care facility.

(On May 20, 1998, Cal. No. 5, the Commission scheduled June 3, 1998 for a public hearing. On June 3, 1998, Cal. No. 16, the hearing was closed.)

For consideration.

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No. 19

CD 5

N 970705 ZAK

**IN THE MATTER OF** an application submitted by Council Towers IV Housing Development Fund Corporation for the grant of an authorization pursuant to Section 23-631(h) of the Zoning Resolution to allow a building to penetrate the height and setback regulations set forth in Section 23-631(g)(3) to facilitate the development of a 12-story, 122-unit non-profit residence for the elderly on property located at 1180 Pennsylvania Avenue (Block 4431, Lot 70), 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.

For consideration.

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## BOROUGH OF MANHATTAN

No. 20

CD 10

C 980317 HDM

**IN THE MATTER OF** an application, submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 119 & 121 W. 115th Street (Block 1825, lots 21 & 22), on a part of Site 30 within the Milbank Frawley Circle-West Urban Renewal Area, to a sponsor to be selected by HPD.

The disposition would facilitate the development of six-story building with 35 units of permanent housing for persons with AIDS or HIV-related illnesses.

(On May 20, 1998, Cal. No. 6, the Commission scheduled June 3, 1998 for a public hearing. On June 3, 1998, Cal. No. 17, the hearing was closed.)

For consideration.

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 No. 21

CD 8

N 980583 CMM

**IN THE MATTER OF** an application submitted by The Rockefeller University requesting a special approval pursuant to Section 15 and Exhibit H of the 1973 Agreement between the City of New York and The Rockefeller University, New York Hospital and the Hospital for Special Surgery to allow a pedestrian bridge above the bed of East 63rd Street, between the Franklin D. Roosevelt Drive and York Avenue, within airspace owned by The Rockefeller University.

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 3, 1998, Cal. No. 10, the Commission scheduled June 17, 1998 for a public hearing. On June 17, 1998, Cal. No. 16, the hearing was closed.)

For consideration.

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## No. 22

*(Report pursuant to Section 3020.8(b) of the City Charter  
concerning the Designation of the Hardenbergh/Rhineland  
Historic District)*

CD 8

N 980653 HK

**IN THE MATTER OF** a communication dated May 15, 1998, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the **Hardenbergh/Rhineland Historic District** by the Landmarks Preservation Commission on May 5, 1998 (List No. 292, LP No. 1985).

The proposed Hardenbergh/Rhineland Historic District consists of the area bounded by a line beginning at the northwestern corner of Lexington Avenue and East 89th Street, extending northerly along the western curb line of Lexington Avenue, westerly along a line extending from the western curb line of Lexington Avenue to the northern property line of 1350 Lexington Avenue, westerly along the northern property lines of 1350 Lexington Avenue and 121 East 89th Street, southerly along the western property line of 121 East 89th Street, southerly along a line extending from the western property line of 121 East 89th Street to the northern curb line of East 89th Street, and easterly along the northern curb line of East 89th Street, to the point of beginning.

(The Commission scheduled June 17, 1998 for a public hearing. On June 17, 1998 Cal. No. 17, the hearing was closed.)

For consideration.

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 No. 23

*(Report pursuant to Section 3020.8(b) of the City Charter  
concerning the landmark designation of the Hotel Martinique)*

CD 5

N 980652 HI

**IN THE MATTER OF** a communication dated May 15, 1998, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the **Hotel Martinique**, 1260 Broadway, a.k.a. 1260-1268 Broadway 49-51 West 32nd Street and 54-58 West 33rd Street (Block 834, Lot 11) by the Landmarks Preservation Commission on May 5, 1998 (List No. 292, LP No. 1983).

For consideration.

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## Nos. 24 and 25

*(Proposed Amendment to the Zoning Map and Section 111-00  
of the Zoning Resolution related to modifications to the  
Special Lower Manhattan Mixed Use District)*

## No. 24

CD 1

C 980480 ZMM

**IN THE MATTER OF** an application submitted by 124 Hudson Street 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. 12a**, changing from an M1-5 District to a C6-2A District property bounded by Beach Street, Ericson Place, a line 100 feet west of Varick Street, North Moore Street, and Greenwich Street, within the Special Lower Manhattan Mixed Use District (LMM)\*, as shown on a diagram (for illustrative purposes only) dated April 13, 1998, and subject to the conditions of CEQR Declaration E-87.

\*Note: Application N 980314 ZRM is proposing to change the name of the Special Lower Manhattan Mixed Use District (LMM) to the Special Tribeca Mixed Use District (TMU).

(On June 3, 1998, Cal. No. 8, the Commission scheduled June 17, 1998 for a public hearing. On June 17, 1998, Cal. No. 14; the hearing was closed.)

**For consideration.**

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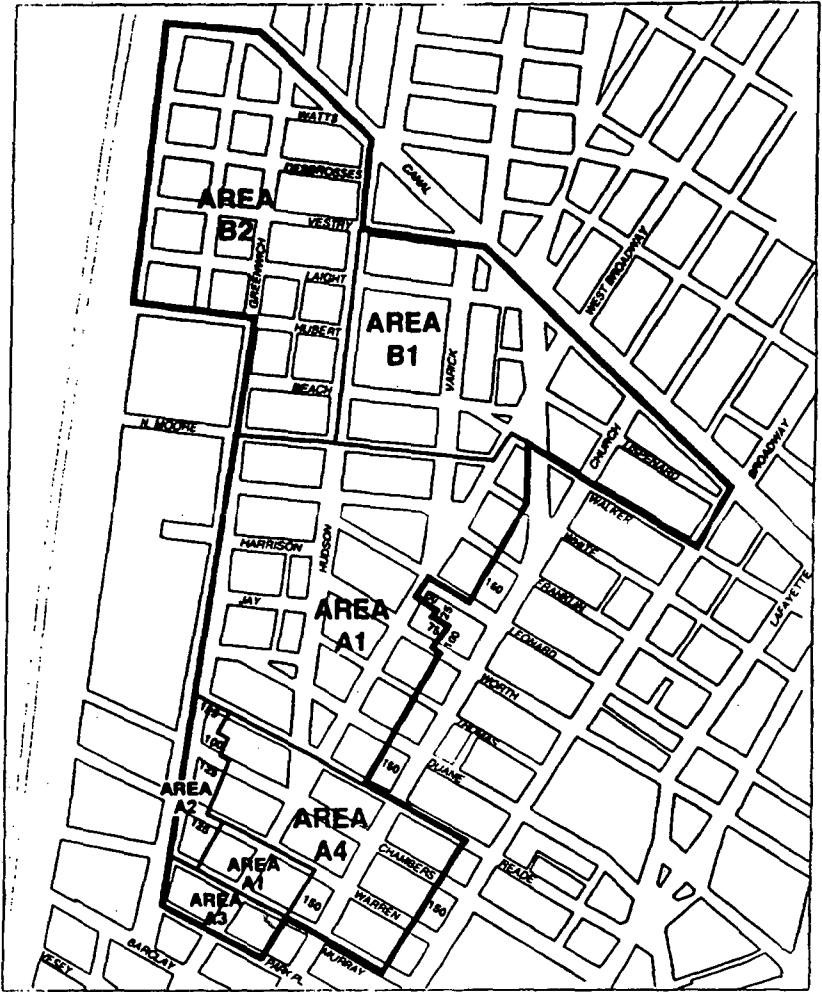
 No. 25

CD 1

N 980492 ZRM

**IN THE MATTER OF** an application submitted by 124 Hudson Street L.L.C. pursuant to Section 201 of the New York City Charter for **an amendment of the Zoning Resolution of the City of New York**, relating to Section 111-00 (Special Lower Manhattan Mixed-Use District) to modify Appendix A, Special Lower Manhattan Mixed-Use District Map, to reflect changes in the Special District Sub-Area A1, B1 and B2 boundaries.

Existing

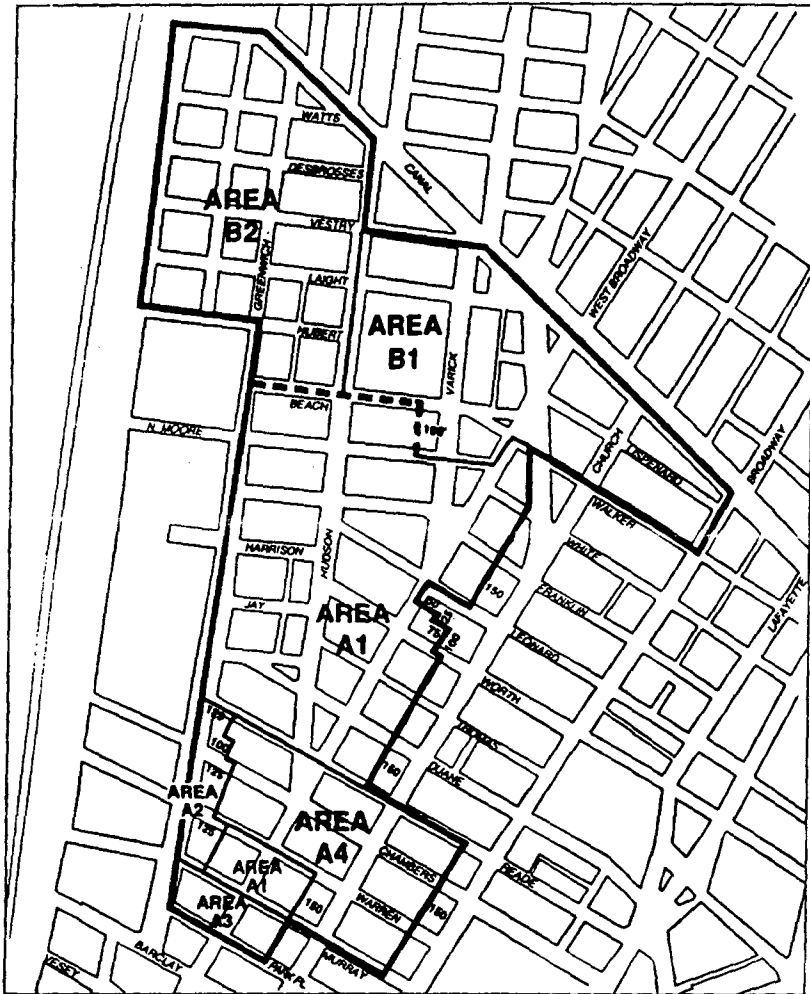


**Special Lower Manhattan Mixed Use District Map**

- District Boundary
- Area Boundary

- Area A1: General Mixed Use Area
- Area A2: Limited Mixed Use Area
- Area A3: Limited Mixed Use Area
- Area A4: General Mixed Use Area
- Area B1: Limited Mixed Use Area
- Area B2: Limited Mixed Use Area

## Proposed



## Special Lower Manhattan Mixed Use District Map

- District Boundary
- Area Boundary
- - - New Area Boundary

- Area A1: General Mixed Use Area
- Area A2: Limited Mixed Use Area
- Area A3: Limited Mixed Use Area
- Area A4: General Mixed Use Area
- Area B1: Limited Mixed Use Area
- Area B2: Limited Mixed Use Area

(On June 3, 1998, Cal. No. 9, the Commission scheduled June 17, 1998 for a public hearing. On June 17, 1998, Cal. No. 15, the hearing was closed.)

**For consideration.**

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