

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JANUARY 6, 1999
10:00 A.M. CITY HALL
NEW YORK, NEW YORK 10007**

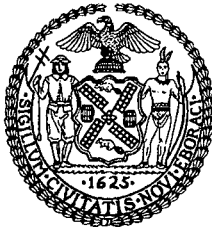
**Rosa R. Romero, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION
1	C 990173 ZSX	12	Scheduled to be Heard 1/20/99				
2	N 990001 ZRK	2	" "				
3	C 980584 ZMK	2	" "				
4	C 980506 ZMM	3	" "				
5	N 990251 BDM	7	" "				
6	C 990061 PPQ	10	" "				
7	C 990062 PPQ	14	Hearing Closed				
8	C 980355 PPX	4	Favorable Report Adopted				
9	C 980679 PPK	5	" "				
10	C 980682 ZSM	5	" "				
11	N 980681 ZRM	5,6	" "				
12	C 990032 PPM	3	" "				
13	C 970404 MMM	2	" "				
14	C 990109 GFM	5	" "				
15	C 990033 PPQ	12	" "				
16	C 990036 PPR	3	" "				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		8	9	10	11	12	13	14	15	16				
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	A													
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Irwin Cantor, P.E.	P	Y	Y	R	R	Y	Y	Y	Y	Y				
Kathy Hirata Chin, Esq.	P	Y	Y	R	R	Y	Y	Y	Y	Y				
Alexander Garvin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Anthony I. Giacobbe, Esq.	A													
William J. Grinker	A													
Brenda Levin	P	N	Y	Y	Y	N	Y	Y	Y	Y				
Edward Rogowsky	P	Y	Y	Y	Y	N	Y	Y	Y	Y				
Jacob B. Ward, Esq., Commissioners	P	N	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 10:31 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, JANUARY 6, 1999
—
MEETING AT 10:00 A.M.
in
CITY HALL



Rudolph W. Giuliani, Mayor
City of New York

[No. 1]

Prepared by Rosa R. Romero, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, visit the Department of City Planning (DCP) home page at: <http://www.ci.nyc.ny.us/planning>

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 Community Board, 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, JANUARY 6, 1999

Roll Call; approval of minutes	1
I. Scheduling January 20, 19991
II. Public Hearings	5
III. Reports6

**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 January 20, 1999 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: _____

JANUARY 6, 1999

**APPROVAL OF MINUTES OF Regular Meeting of December 23, 1998
and Special Meeting of December 21, 1998**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 20, 1999
STARTING AT 10:00 A.M.
AT CITY HALL,
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 12

C 990173 ZSX

IN THE MATTER OF an application submitted by the Workmen's Circle Home and Infirmary 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 of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage) to apply to a proposed approximately 39,006 s.f. enlargement of an existing 524-bed nursing home without an increase in the total number of beds on property located at 3155 Grace Avenue (Block 4777, Lots 2 and 57), 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.

Resolution for adoption scheduling January 20, 1999 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 2 and 3

(Amendments to the Zoning Resolution and Zoning Map, specifying and establishing a Special Mixed Use District (MX-2) in Fulton Ferry, Brooklyn)

No. 2

CD 2

N 990001 ZRK

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 the Zoning Resolution of the City of New York, relating to Article XII, Chapter 3 (Special Mixed Use District) specifying a Special Mixed Use District (MX-2) in Fulton Ferry, Community District 2, Borough of Brooklyn.

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.

123-90

SPECIAL MIXED USE DISTRICTS SPECIFIED

* * *

~~#Special Mixed Use District#-2 Fulton Ferry, Brooklyn~~

~~The #Special Mixed Use District#-2 is established in Fulton Ferry in Brooklyn as indicated on the #zoning maps#.~~

Resolution for adoption scheduling January 20, 1999 for a public hearing.



No. 3

CD 2

C 980584 ZMK

IN THE MATTER OF an application submitted by Two Trees Management Company pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 12d:**

- a) changing from an M1-2 District to an M1-2/R8A District property bounded by Water Street, Adams Street, York Street, a line 150 feet westerly of Washington Street, Front Street, and a line 230 feet westerly of Main Street; and
- b) establishing a Special Mixed Use District (MX-2) within the area bounded by Water Street, Adams Street, York Street, a line 150 feet westerly of Washington Street, Front Street, and a line 230 feet westerly of Main Street,

as shown on a diagram (for illustrative purposes only) dated October 5, 1998 and subject to the conditions of CEQR Declaration E-89.

Resolution for adoption scheduling January 20, 1999 for a public hearing.

BOROUGH OF MANHATTAN

No. 4

CD 3

C 980506 ZMM

IN THE MATTER OF an application submitted by Checkers, LLC. pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 12d**, changing from a C6-2G District to a C6-2 District property bounded by Canal Street, Divison Street, a line 100 feet east of Pike Street, East Broadway, Pike Street, Divison Street, and Orchard Street, as shown in a diagram (for illustrative purposes only) dated October 26, 1998.

Resolution for adoption scheduling January 20, 1999 for a public hearing.

No. 5

CD 7

N 990215 BDM

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the Columbus Avenue District Management Association pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the formation of the Columbus Avenue Business Improvement District.

Resolution for adoption scheduling January 20, 1999 for a public hearing.

BOROUGH OF QUEENS

No. 6

CD 10

C 990061 PPQ

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

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

Resolution for adoption scheduling January 20, 1999 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF QUEENS

No. 7

CD 14

C 990062 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 ten (10) city-owned properties pursuant to zoning.**

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

(On December 23, 1998, Cal. No. 1, the Commission scheduled January 6, 1999 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 8

CD 4

C 980355 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 one (1) city-owned property located at 900 Sheridan Avenue (Block 2454, Lot 1),** pursuant to zoning.

Note: This application is to enable disposition of those portions of the property not required for City agency use. 210 parking spaces are required to remain for accessory parking pursuant to City Planning Commission Special Permit, CP-21639.

(On November 25, 1998, Cal. No. 1, the Commission scheduled December 9, 1998 for a public hearing. On December 9, 1998, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 9

CD 5

C 980679 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 twenty (20) 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, New York 11241.

(On November 25, 1998, Cal. No. 2, the Commission scheduled December 9, 1998 for a public hearing. On December 9, 1998, Cal. No. 13, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. 10 and 11

(Application for a Special Permit to allow the transfer of development rights from Grand Central Terminal, and amend the Zoning Resolution, to facilitate the development of a proposed 45-story office building at 383 Madison Avenue)

No. 10

CD 5

C 980682 ZSM

IN THE MATTER OF an application submitted by 383 Madison LLC, Gregory Properties Inc., Gregory/Madison LLC, American Premier Underwriters, Inc., The New York and Harlem Railroad Company and The Owasco River Railway, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-635 (Transfer of development rights by special permit) of the Zoning Resolution to permit:

- 1) Section 81-635(a): the transfer of development rights from Grand Central Terminal (granting lot) to Block 1282, Lot 21, (receiving lot) resulting in a maximum floor area ratio of not more than 21.6; and
- 2) Section 81-635(d)*:
 - a. the modification of the requirements of Section 81-621 (Special street wall requirements) of street walls greater than 150 feet in height on Vanderbilt Avenue, East 46th Street, Madison Avenue, and East 47th Street, and
 - b. the modification of the requirements of Section 81-622(b) (Special height and setback requirements) for zoning lots of more than 40,000 sq. ft. of lot area that occupy an entire block;

to allow the development of a 45-story office building at 383 Madison Avenue, on a zoning lot of more than 40,000 sq. ft. occupying the entire block, bounded by Madison and Vanderbilt Avenues and East 46th and East 47th Streets (Block 1282, Lot 21), within the Grand Central Subdistrict, Special Midtown District, in a C5-3 District.

* Note: Section 81-635(d) of the Zoning Resolution is proposed to be added as part of an amendment to Article VIII, Chapter 1, under a concurrent related application (N 980681 ZRM).

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

(On November 12, 1998, Cal. No. 3, the Commission scheduled November 25, 1998 for a public hearing. On November 25, 1998, Cal. No. 12, the hearing was closed.)

For consideration.

No. 11

CD 5/CD 6

N 980681 ZRM

IN THE MATTER OF an application submitted by Gregory/Madison LLC, American Premier Underwriters, Inc., The New York and Harlem Railroad Company and the Owasco River Railway, Inc. pursuant to Section 201 of the New York City Charter, to amend the Zoning Resolution of the City of New York, relating to height and setback regulations (Section 81-254), mandatory district plan elements (Sections 81-40, 81-41), retail continuity (Section 81-42), Street wall continuity (Section 81-43), off-street improvement of access to rail mass transit facility (Section 81-49), building lobby entrance requirements (Section 81-623), and transfer of development rights by special permit (Section 81-635).

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

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

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

... indicate unchanged text omitted within a paragraph;

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

Article VIII

Special Purpose Districts

Chapter 1

Special Midtown District

* * *

81-254
Special permit for height and setback modifications

~~In the #Special Midtown District#, the City Planning Commission's powers to modify the front height and setback regulations pursuant to any provisions in Article VII are not applicable except pursuant to the provisions of Section 74-71 (Landmark Preservation) as modified by the provisions of Section 81-266 (Special permit for height and setback modifications) or Section 81-277 (Special permit for height and setback modifications), or where development rights are transferred from a landmark site to an adjacent lot in a C5-3, C6-6, or C6-7 District in accordance with the provisions of Section 74-79 (Transfer of Development Rights from Landmark Sites) as modified by Section 81-212 and the total #floor area# on the adjacent lot resulting from such transfer exceeds the basic maximum #floor area ratio# by more than 20 percent. In such exceptional cases, the granting of a special permit by the Commission for height and setback modifications shall be in accordance with the provisions of Section 81-266 or Section 81-277.~~

~~In the #Special Midtown District#, the City Planning Commission may modify the special height and setback regulations set forth in this Chapter only in accordance with the following provisions:~~

~~Section 74-711 (Landmark Preservation) as modified by the provisions of Section 81-266 (Special permit for height and setback modifications) or Section 81-277 (Special permit for height and setback modifications)~~

~~Section 74-79 (Transfer of Development Rights from Landmark Sites) where development rights are transferred from a landmark site to an adjacent lot in a C5-3, C6-6, or C6-7 District, as modified by Section 81-212, and the total #floor area# on the adjacent lot resulting from such transfer exceeds the basic maximum #floor area ratio# by more than 20 percent. In such cases, the granting of a special permit by the Commission for height and setback modifications shall be in accordance with the provisions of Section 81-266 or Section 81-277.~~

~~Section 81-635 (Transfer of development rights by special permit)~~

* * *

81-40
MANDATORY DISTRICT PLAN ELEMENTS

81-41
General Provisions

* * *

Special district plan requirements for the Grand Central Subdistrict are set forth in Section 81-60 (SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT), Special district plan requirements for the Theater Subdistrict are set forth in Section 81-70 (SPECIAL REGULATIONS FOR THEATER SUBDISTRICT) and special district plan requirements for the Fifth Avenue Subdistrict are set forth in Section 81-80 (SPECIAL REGULATIONS FOR FIFTH AVENUE SUBDISTRICT), and special district plan requirements for the Preservation Subdistrict are set forth in Section 81-90 (SPECIAL REGULATIONS FOR PRESERVATION SUBDISTRICT).

* * *

81-42

Retail Continuity along Designated Streets

On designated retail #streets# (see Map 2 in Appendix A), for any #developments# or #enlargements# fronting on such #streets#, #uses# located on the ground floor level or within 5 feet of #curb level# shall be limited to retail, personal service or amusement #uses# permitted by the underlying zoning district regulations but not including #uses# in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 and 12D or automobile showrooms or plumbing, heating or ventilating equipment showrooms. Museums and libraries shall be permitted. A #building's street# frontage shall be allocated exclusively to such #uses# except for: lobby space or entrance space, entrance areas to subway station improvements for which bonus #floor area# is granted and #street wall# continuity restrictions waived pursuant to the provisions of Sections 74-634 (Subway station improvements in commercial zones of 10 FAR and above in Manhattan) and 81-511 (Subway station improvements), or one or more of the following pedestrian circulation spaces subject to the #street wall# continuity requirements of Section 81-43: relocated subway stairs conforming to the requirements and standards of Section 37-03 (Off-street Relocation or Renovation of a Subway Stair) and through #block# connections conforming to the provisions of paragraph (h) of Section 37-073 and Section 81-46 (Off-street Relocation or Renovation of a Subway Stair).

- (a) lobby space or entrance space;
- (b) entrance areas to subway station improvements for which bonus #floor area# is granted and #street wall# continuity restrictions waived pursuant to Sections 74-634 (Subway station improvements in commercial zones of 10 FAR and above in Manhattan) and 81-511 (Subway station improvements);
- (c) one or more of the following pedestrian circulation spaces subject to the #street wall# continuity requirements of Section 81-43 (Street Wall Continuity Along Designated Streets):
 - (i) relocated subway stairs provided in accordance with Section 37-03 (Off-street Relocation or Renovation of a Subway Stair);

- (2) through #block# connections provided in accordance with paragraph (h) of Section 37-073 (Design standards for pedestrian circulation spaces), and
- (3) off-street improvements of access to rail mass transit facilities provided in accordance with Section 81-48 (Off-street Improvement of Access to Rail Mass Transit Facility).

Except as provided in the following sentence, in no event shall the length of #street# frontage occupied by lobby space, entrance space and/or a building entrance recess exceed in total 40 feet or 25 percent of the building's total #street# frontage exclusive of any frontage occupied by a relocated subway stair, a through #block# connection, an off-street improvement of access to rail mass transit facility, or the entrance area to a bonused subway station improvement. However, the total length of #street# frontage occupied by lobby space and/or entrance space need not be less than 20 feet.

* * *

81-43
Street Wall Continuity Along Designated Streets

* * *

Pedestrian circulation spaces may be provided to meet the requirements of Sections 81-45 (Pedestrian Circulation Space) or 81-46 (Off-street Relocation or Renovation of a Subway Stair); or 81-48 (Off-street Improvement of Access to Rail Mass Transit Facility) subject to the setback restrictions of this Section and to the minimum length of the #street wall# subject to such setback restrictions. However, the City Planning Commission may waive such restrictions for a subway entrance area which is part of a subway station improvement for which bonus #floor area# is granted, in accordance with the provisions of Section 74-634 (Subway station improvements in commercial zones of 10 FAR and above in Manhattan) and 81-511 (Subway station improvements) or an off-street improvement of access to rail mass transit facility which has been certified in accordance with Section 81-48.

* * *

81-48
Off-street Improvement of Access to Rail Mass Transit Facility

* * *

The Chairperson of the City Planning Commission may certify that an off-street rail mass transit access improvement satisfies the requirements of Section 81-45 (~~Provision of Pedestrian Circulation Space~~), provided that such improvement is approved by the entity which operates the mass transit station or facility and meets the following standards:

(a) **Dimensions**

An off-street mass transit access improvement shall have a minimum clear unobstructed width of not less than 15 feet and a minimum clear unobstructed height from finished floor to finished ceiling of not less than 8 feet.

(b) **Obstructions**

An off-street mass transit access improvement shall be free of obstructions except for building columns and shall provide a continuous unobstructed path at least 15 feet wide connecting the public sidewalk, pedestrian circulation space or #urban plaza# with the rail mass transit station or facility.

(c) **Hours of public accessibility**

An off-street rail mass transit access improvement shall be accessible to the public during the hours when the circulation areas to which it connects are open to the public or during such hours as are otherwise approved by both the Chairperson of the City Planning Commission and the operating entity of the mass transit station or facility

(d) **Enclosures**

The rail mass transit access improvement may be provided within a #building# but shall not be enclosed by any doors unless the Chairperson certifies that such improvement is an integral part of the #building# lobby and public circulation space, and such doors are secured only during the hours that the circulation areas of the rail mass transit facility to which it connects is closed.

~~(d)~~(e) **Maintenance**

An off-street rail mass transit access improvement shall be maintained by the owner of the #development# or #enlargement#.

One and a half times the area of the new off-street rail mass transit access improvement measured at #street# level shall, upon the Chairperson's certification, count toward the minimum area of pedestrian circulation space required under the provisions of Section 81-45, up to a maximum of 3,000 square feet.

81-60

SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT

* * *

81-623

Building lobby entrance requirements

Building lobby entrances for #developments# or #enlargements# shall be required on each #street# frontage of the #zoning lot# where such #street# frontage is greater than 75 feet in length, except that if a #zoning lot# has frontage on more than two #streets#, building entrances shall be required only on two #street# frontages. Each required building entrance shall lead directly to the building lobby.

~~Each required building entrance shall lead directly to the building lobby. For #developments# or #enlargements# on #through lots#, required building entrances on each such #street# frontage shall be connected directly to the building lobby by providing a through #block# connection pursuant to paragraph (h)(2) of Section 37-073 (Design standards for pedestrian circulation spaces). The required through #block# connection shall be considered as pedestrian circulation space, meeting the requirements of Section 81-45 (Pedestrian Circulation Space), if it is more than 50 feet from the nearest north/south #street# or Depew Place.~~

~~Required building entrances on opposite #street# frontages shall be connected directly to the building lobby by providing a through #block# connection in accordance with paragraph (h) of Section 37-073 (Design standards for pedestrian circulation spaces), except that such through #block# connection shall be located at least 50 feet from the nearest north/south #wide street#.~~

Each required building entrance shall include a building entrance recess area as defined in paragraph (b) of Section 81-45+ 37-073 (Design standards for pedestrian circulation spaces), except for #developments# or #enlargements# with frontage on Madison or Lexington Avenues or 42nd Street, the length of a building entrance recess area shall not be greater than 40 feet parallel to the #street line# and there may be only one building entrance recess area on each such #street# frontage.

* * *

81-635

Transfer of development rights by special permit

Within the portion of the Subdistrict bounded by East 41st Street, East 48th Street, Lexington and Madison Avenues (the Grand Central Subdistrict Core Area as shown on Map 1 in Appendix A), the City Planning Commission may permit:

- (a) a transfer of development rights from a "granting lot" to a "receiving lot" provided that the resultant #floor area ratio# (FAR) on the "receiving lot" does not exceed 21.6; and
- (b) modifications of the provisions of Sections 77-02 (Zoning Lots not Existing Prior to Effective Date or Amendment of Resolution), 77-21 (General Provisions), 77-22 (Floor Area Ratio) and 77-25 (Lot Area or Floor Area Requirements) for any #zoning lot#, whether or not it existed on December 15, 1961 or any applicable subsequent amendment thereto, #floor area# or #rooms# permitted by the district regulations which allow a greater #floor area ratio# may be located within a district which allows a lesser #floor area ratio#;
- (c) the modification of #bulk# regulations except #floor area ratio# and height and setback regulations; however, in the case of an #enlargement# to an existing #building# utilizing the transfer of development rights from a designated landmark, the Commission may modify the provisions of Sections 81-621 (Special street wall requirements), 81-622 (Special height and setback requirements), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading berth requirements), 81-625 (Pedestrian circulation space requirements), Section 81-25 (General Provisions Relating to Height and Setback of Buildings), Section 81-26 (Height and Setback Regulations-Daylight Compensation), and 81-27 (Alternate Height and Setback Regulations-Daylight Evaluation) in order to accommodate existing structures and conditions; and
- (d) notwithstanding the provisions of paragraph (c) above, for #zoning lots# of more than 40,000 square feet of #lot area# that occupy an entire #block#, modifications of #bulk# regulations except #floor area ratio# regulations;

A special permit for the transfer of development rights to a "receiving lot" shall be subject to the following findings:

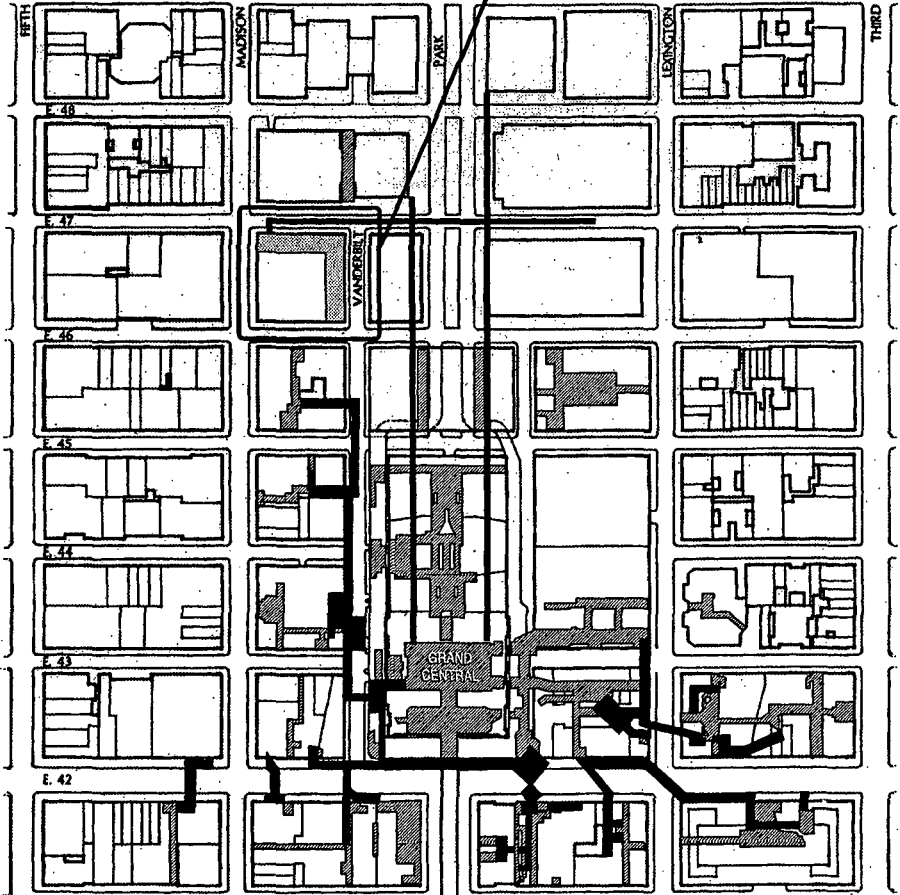
- (1) that a program for the continuing maintenance of the landmark has been established;
- (2) that the improvement to the surface and subsurface pedestrian circulation network provided by the #development# increases public accessibility to and from Grand Central Terminal pursuant to the requirements set forth below;
- (3) that the streetscape, the site design and the location of building entrances contribute to the overall improvement of pedestrian circulation within the Subdistrict and minimize congestion on surrounding #streets#, and that a program is established to identify solutions to problems relating to vehicular and pedestrian circulation problems and the pedestrian environment within the subdistrict;

- (4) that the modification of #bulk# regulations, regulations governing #zoning lots# divided by district boundaries; or the permitted transfer of #floor area# will not unduly increase the #bulk# of any new #development# or #enlargement# on the "receiving lot", density of population, or intensity of #use# on any #block# to the detriment of the occupants of #buildings# on the #block# or the surrounding area;
- (5) that, ~~for #enlargements to existing buildings#~~, the modifications of height and setback requirements and the requirements of Section 81-62 ~~for an #enlargement# to an existing #building#~~ are necessary because of the inherent constraints or conditions of the existing #building#, that the modifications are limited to the minimum needed, and that the proposal for modifications of height and setback requirements demonstrates to the satisfaction of the Commission that an integrated design is not feasible for the proposed #enlargement# which accommodates the transfer of development rights due to the conditions imposed by the existing #building# or configuration of the site; and
- (6) ~~for #developments# on #zoning lots# of more than 40,000 square feet of #lot area# that occupy an entire #block#, modifications of #bulk regulations# are necessary because of inherent site constraints and that the modifications are limited to the minimum needed.~~

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

* * *

Area of Proposed
Map Amendment



MIDTOWN DISTRICT PLAN

MAP 4 - NETWORK OF PEDESTRIAN CIRCULATION

- BELOW GRADE CIRCULATION NETWORK
- STREET LEVEL CIRCULATION NETWORK

(On November 12, 1998, Cal. No. 4, the Commission scheduled November 25, 1998 for a public hearing. On November 25, 1998, Cal. No. 13, the hearing was closed.)

For consideration.

No. 12

CD 3

C 990032 PPM

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

<u>Block</u>	<u>Lot</u>	<u>Address</u>
389	24	212-14 East 7th Street
405	44	537 East 11th Street
405	45	535 East 11th Street

(On November 25, 1998, Cal. No. 3, the Commission scheduled December 9, 1998 for a public hearing. On December 9, 1998, Cal. No. 14, the hearing was closed.)

For consideration.

No. 13

CD 2

C 970404 MMM

IN THE MATTER OF an application submitted by the New York University School of Law Foundation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance and closing of a subsurface volume of Sullivan Street below a plane 21.60 feet above Manhattan Datum, from West 3rd Street to Washington Square South and the adjustment of grades and block dimensions necessitated thereby, in accordance with Map No. 30202 dated May 27, 1998 and signed by the Borough President of Manhattan, and any acquisition or disposition of property related thereto.

(On November 25, 1998, Cal. No. 4, the Commission scheduled December 9, 1998 for a public hearing. On December 9, 1998, Cal. No. 15, the hearing was closed.)

For consideration.

No. 14

CD 5

C 990109 GFM

IN THE MATTER OF an application submitted by Times Square Studios Limited pursuant to Section 197-c of the New York City Charter, for a revocable consent to construct, maintain and use an overhead building projection and related signage extending over the sidewalk at 1500 Broadway between 43rd and 44th Streets, Borough of Manhattan, Community District 5.

(On December 9, 1998, Cal. No. 9, the Commission scheduled December 23, 1998 for a public hearing. On December 23, 1998, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 15

CD 12

C 990033 PPQ

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 ten (10) 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, New York 11101.

(On November 25, 1998, Cal. No. 7, the Commission scheduled December 9, 1998 for a public hearing which has been duly advertised.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 16

CD 3

C 990036 PPR

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 at the Department of City Planning Staten Island Office, 56 Bay Street, 6th Floor, Staten Island, New York 10301.

(On November 25, 1998, Cal. No. 9, the Commission scheduled December 9, 1998 for a public hearing. On December 9, 1998, Cal. No. 20, the hearing was closed.)

For consideration.
