



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

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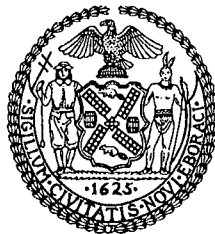
**CITY PLANNING COMMISSION**  

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**MONDAY, MAY 3, 1999**  

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



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

## CITY PLANNING COMMISSION

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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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REPORTS

*(Proposed amendment to the text of the Zoning Resolution to permit television and radio studio use on the ground floor in the Fifth Avenue Subdistrict by adding Studios-television or radio to Use Group F.)*

No. 1

CD 5

N 990497 ZRM

IN THE MATTER OF an application submitted by CBS Broadcasting, Inc., pursuant to Section 201 of the New York City Charter for amendment of the Zoning Resolution of the City of New York, relating to Section 81-82 (Special Regulations on Permitted and Required Uses) of the Fifth Avenue Subdistrict, to add Studios-television or radio as a permitted use on the ground floor within the Subdistrict by adding such use to Use Group F set forth in Section 81-82 (c) as follows:

Matter in ~~Graytone~~ is new, to be added;  
Matter in ~~Strikeout~~ is old, to be deleted;  
Matter with # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

81-82

Special Regulations on Permitted and Required Uses

~~In order to ensure the continued development and stability of department stores, specialty stores, boutiques and international stores,~~ In order to preserve, protect and enhance the character of the Fifth Avenue Subdistrict as the showcase of New York and national retail shopping, and to allow for #uses# that are consistent with the character of the Fifth Avenue Subdistrict as a major shopping and tourist destination, the following special limitations are imposed on the location and kinds of #uses# and #signs# permitted within the Fifth Avenue Subdistrict. These requirements and limitations shall apply to #developments#, #enlargements#, #extensions# or changes of #use#.

(a) Restriction on ground floor #uses#

For any #developments# located within the Fifth Avenue Subdistrict, #uses# located on the ground floor level or within 5 feet of #curb level#, except for lobby space, shall be limited to ~~retail~~ #uses# listed in Use Group F. This restriction shall not apply to #uses# permitted in the underlying district for which valid leases were executed prior to March 25, 1971, and to which a member of the Bar of the State of New York shall attest.

(b) Minimum retail space requirement

Any #development# or portion thereof located within the Fifth Avenue Subdistrict shall contain #uses# listed in Use Group F with a #floor area ratio# of not less than 1.0. When existing #uses# listed in Use Group F are retained within a #development# or #enlargement#, their #floor area# may be counted toward such requirement. In order to count toward the requirement, retail or service establishments shall be located on levels up to but not exceeding a height of six #stories# or 85 feet, whichever is less, or not more than 5 feet below #curb level#.

(c) Use Group F

Use Group F comprises a group of ~~retail~~ establishments selected to promote and strengthen retail business in the Fifth Avenue Subdistrict.

Antique stores

Art galleries, commercial

Artists' supply stores

\*Banks

Beauty parlors

Book or card stores

Candy stores

Clothing or clothing accessory stores, with no limitation on #floor area# per establishment Department stores

Eating or drinking establishments including those which provide outdoor table service or have music for which there is no cover charge and no specified showtime

Eating or drinking establishments with musical entertainment but not dancing, with a capacity of 200 persons or less

Florist shops

Food stores, including supermarkets, grocery stores, meat markets, or delicatessen stores

Furrier shops, custom

Gift shops

Jewelry shops

Leather goods or luggage stores

Millinery shops

Music shops

Newsstands, open or closed

Optician or optometrist establishments

Package liquor stores

Photograph equipment or supply stores

Record shops

Shoe stores

Sporting or athletic stores

Stamp or coin stores

Stationery stores

~~\*\*Studios, television or radio~~

Tailor or dressmaking shops, custom

Television, radio, phonograph or household appliance stores

Toy stores

\*Travel bureaus

Variety stores

Watch or clock stores or repair shops

Any #use# or #uses# marked with an asterisk (\*) shall occupy in the aggregate at the ground floor level no more than 15 percent of the linear #street# frontage of the #zoning lot# on or within 50 feet of Fifth Avenue and no more than 10 percent of the total #lot area# of the #zoning lot# within 50 feet of Fifth Avenue.

~~Any #use# or #uses# marked with two asterisks (\*\*) shall be permitted on the ground floor level only in buildings with frontage on Fifth Avenue and only where all portions of the #street wall# of the #building# are set back from the #street line# of Fifth Avenue by a minimum of 40 feet.~~

\* \* \*

(On April 7, 1999, Cal. No. S-1, the Commission scheduled April 21, 1999 for a public hearing. On April 21, 1999, Cal. No. 5, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 2**

**CD 9, 10, 12**

**C 990117 PQQ  
C 990118 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 disposition of property to the Port Authority of New York and New Jersey and subsequent acquisition and disposition to the Port Authority of New York and New Jersey, of various properties** generally located between the MTA Long Island Rail Road Jamaica Station and John F. Kennedy (JFK) International Airport, and between JFK International Airport and the MTA New York City Transit Howard Beach Station to facilitate the construction of a light rail transit system.

A list and description of the properties can be seen at the Transportation Division of the Department of City Planning at 2 Lafayette Street-12th Floor, New York, New York 10007-1353.

(On March 3, 1999, Cal. No. 4, the Commission scheduled March 17, 1999 for a public hearing. On March 17, 1999, Cal. No. 17, the hearing was closed).

**For consideration.**

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