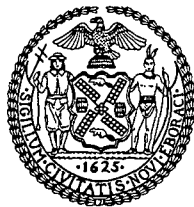


COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
MONDAY, SEPTEMBER 13, 1999
—
SPECIAL MEETING AT 1:00 P.M.
in
SPECTOR HALL
22 READE STREET, MANHATTAN



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

CITY PLANNING COMMISSION

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

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

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

REPORTS

BOROUGH OF BROOKLYN

Nos. 1 and 2

(Application for the grant of a special permit and a zoning text amendment, to construct a 5-story residential building within the Special Bay Ridge District)

No. 1

CD 10

C 990218 ZSK

IN THE MATTER OF an application submitted by Narrows Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 114-15* of the Zoning Resolution to permit modification of the following bulk regulations:

1. Section 114-101: to allow the maximum floor area ratio of 1.65 for a residential use to be exceeded up to the maximum FAR 2.43 of the underlying R6 District;
2. Section 114-102: to allow the maximum height of 32 feet or 3 stories, whichever is less to be increased up to a height of 55.48 feet;
3. Section 114-103: to allow the minimum open space ratio of 27.0 to be decreased to 19.78; and
4. Section 114-104: to allow the required lot area per room of 130 square feet to be decreased to 65.96 square feet;

for a 203-unit residential development not greater than 60 feet in height on a zoning lot greater than 40,000 square feet located at the southwest corner of Bay Ridge Avenue and Narrows Avenue (Block 5868, Lots 12, 21, 27 and 29), in the Midblock Preservation Area (Area A), within the Special Bay Ridge District, in a C2-3 District mapped within an R6 District.

* Note: Section 114-15 is a new section which is proposed to be added to Article XI, Chapter 4 of the Zoning Resolution under a concurrent related application (N 990217 ZRK).

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 July 21, 1999, Cal. No. 4, the Commission scheduled August 4, 1999 for a public hearing. On August 4, 1999, Cal. No. 5, the hearing was closed.)

For consideration.

CD 10

N 990217 ZRK

IN THE MATTER OF an application submitted by Narrows Development L.L.C., pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York, relating to Article XI, Chapter 4 (Special Bay Ridge District) creating a new Section 114-15, Special Permit for Development on Zoning Lots 40,000 Square Feet or Greater.

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.

Article 11, Chapter 4
Special Bay Ridge District

* * *

114-15
Special Permit for Development on Zoning Lots 40,000 Square Feet or Greater

For any #residential# #development# on a #zoning lot# 40,000 square feet or greater in a #Commercial District# within the Midblock Preservation Area (Area A), the City Planning Commission may permit up to the maximum #floor area ratio# of the underlying district to be applicable and may permit modification of all other #bulk# regulations provided the #development# does not exceed sixty feet in height, and provided the Commission finds that:

- (a) the proposed #development# blends harmoniously with the existing character of the neighborhood;
- (b) the modification of #lot area# requirements will not result in a density of population in the #development# that will adversely affect the surrounding area;
- (c) the proposed #development# will not adversely impact light and air to surrounding properties;
- (d) such #bulk# modifications are necessary to construct a #development# of superior design, layout and siting than might otherwise be #developed#; and
- (e) any curb cuts are located so as to minimize pedestrian and vehicular conflicts and congestion.

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

(On July 21, 1999, Cal. No. 5, the Commission scheduled August 4, 1999 for a public hearing. On August 4, 1999, Cal. No. 6, the hearing was closed.)

For consideration.