

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, NOVEMBER 15, 2000  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK, N. Y. 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 000663 PPX | 10     | Scheduled to be Heard 11/29/00 | 18      | N 010135 BDK | 10    | Hearing Closed           |
| 2       | N 010166 BDX | 8      | " "                            | 19      | C 000566 PQK | 7     | " "                      |
| 3       | C 990719 ZMK | 18     | " "                            | 20      | N 010145 BDM | 5,6 8 | " "                      |
| 4       | C 990720 MMK | 18     | " "                            | 21      | C 010047 ZMQ | 1     | " "                      |
| 5       | C 000679 ZMK | 2      | " "                            | 22      | C 000680 PPQ | 5     | " "                      |
| 6       | C 000249 ZSM | 2      | " "                            | 23      | C 930043 MMX | 9     | Favorable Report Adopted |
| 7       | C 000544 HUM | 10, 11 | " "                            | 24      | N 010072 HAX | 6     | " "                      |
| 8       | C 000546 HUM | 10     | " "                            | 25      | C 000577 PPK | 2     | " "                      |
| 9       | C 000543 PPM | 11     | " "                            | 26      | C 000639 ZMQ | 5     | " "                      |
| 10      | C 000547 HAM | 10     | " "                            | 27      | C 990274 ZMQ | 10    | " "                      |
| 11      | C 000272 MMQ | 13     | " "                            | 28      | C 990275 ZSQ | 10    | " "                      |
| 12      | C 000304 ZMQ | 13     | " "                            | 29      | C 990276 ZSQ | 10    | " "                      |
| 13      | C 000305 PPQ | 13     | " "                            | 30      | C 990277 ZSQ | 10    | " "                      |
| 14      | C 990132 MMQ | 7      | " "                            | 31      | C 990278 PPQ | 10    | " "                      |
| 15      | N 010065 ZRY | cw     | " "                            | 32      | N 010161 PXQ | 7     | " "                      |
| 16      | C 000362 PSX | 1      | Hearing Closed                 |         |              |       |                          |
| 17      | C 000565 PQX | 1      | " "                            |         |              |       |                          |

| COMMISSION ATTENDANCE:            |  | Present (P)<br>Absent (A) | COMMISSION VOTING RECORD:                                |    |    |    |    |    |    |    |    |    |  |  |  |  |
|-----------------------------------|--|---------------------------|--|----|----|----|----|----|----|----|----|----|--|--|--|--|
|                                   |  |                           | In Favor - Y    Oppose - N    Abstain - AB    Recuse - R |    |    |    |    |    |    |    |    |    |  |  |  |  |
| Calendar Numbers:                 |  |                           | 23   | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 |  |  |  |  |
| Joseph B. Rose, Chairman          |  | P                         | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |  |  |  |  |
| Victor G. Alicea, Vice Chairman   |  | P                         | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |  |  |  |  |
| Albert Abney                      |  | P                         | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |  |  |  |  |
| Angela M. Battaglia               |  | P                         | Y  | 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  | Y  |  |  |  |  |
| Irwin Cantor, P.E.                |  | P                         | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |  |  |  |  |
| Angela R. Cavaluzzi, R.A.         |  | P                         | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |  |  |  |  |
| Kathy Hirata Chin, Esq.           |  | P                         | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |  |  |  |  |
| Alexander Garvin                  |  | A                         |  |    |    |    |    |    |    |    |    |    |  |  |  |  |
| William J. Grinker                |  | P                         | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |  |  |  |  |
| Kenneth J. Knuckles, Esq.         |  | P                         | Y  | R  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |  |  |  |  |
| John Merolo                       |  | P                         | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  |  |  |  |  |
| Edward T. Rogowsky, Commissioners |  | A                         |  |    |    |    |    |    |    |    |    |    |  |  |  |  |

MEETING ADJOURNED AT: 11:22 A.M.

**COMPREHENSIVE  
CITY PLANNING CALENDAR  
of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, NOVEMBER 15, 2000**

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

**in**

**SPECTOR HALL, 22 READE STREET, N.Y., N.Y.**



**Rudolph W. Giuliani, Mayor**

**City of New York**

**[No. 25]**

**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: [nyc.gov/planning](http://nyc.gov/planning)**

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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 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 \$100.00 for a one 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.*  
**ANGELA R. CAVALUZZI**, *R.A.*  
**KATHY HIRATA CHIN**, *Esq.*  
**ALEXANDER GARVIN**  
**WILLIAM J. GRINKER**  
**KENNETH J. KNUCKLES**, *Esq.*  
**JOHN MEROLO**  
**EDWARD T. ROGOWSKY**, *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, NOVEMBER 15, 2000**

|  |    |
|--|----|
| Roll Call; approval of minutes .....     | 1  |
| I. Scheduling of November 29, 2000 ..... | 1  |
| II. Public Hearings .....                | 27 |
| III. Reports .....                       | 33 |

**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 November 29, 2000 in City Hall, 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: \_\_\_\_\_

**NOVEMBER 15, 2000**

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**APPROVAL OF MINUTES OF Regular Meeting of November 1, 2000**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, NOVEMBER 29, 2000  
STARTING AT 10:00 A.M.  
IN CITY HALL  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

**CD 10**

**C 000663 PPX**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services and the Department of Business Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at Brush Avenue, Wenner Place and Lafayette Avenue (Block 5560, Lot 1), pursuant to zoning.

**Resolution for adoption scheduling November 29, 2000 for a public hearing.**

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**No. 2**

**CD 8**

**N 010166 BDX**

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

**Resolution for adoption scheduling November 29, 2000 for a public hearing.**

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**BOROUGH OF BROOKLYN****Nos. 3 and 4**

*(Applications for amendments to the Zoning Map and  
City Map to facilitate a retail development)*

**No. 3****CD 18****C 990719 ZMK**

**IN THE MATTER OF** an application submitted by Anthony Clemenz, pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 23a**, establishing within an existing R3-2 District a C2-3 District bounded by Flatlands Avenue, East 59<sup>th</sup> Street, Avenue J, and East 57<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated August 7, 2000, and subject to the conditions of CEQR Declaration E-99.

NOTE: East 58<sup>th</sup> Street is proposed to be eliminated under a related application for a change in the City Map (C 990720 MMK).

**Resolution for adoption scheduling November 29, 2000 for a public hearing.**

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**No. 4****CD 18****C 990720 MMK**

**IN THE MATTER OF** an application submitted by Flatlands Development Co., LLC, 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 of East 58th Street between Flatlands Avenue and Avenue J, the discontinuance and closing of a portion thereof, the adjustment of grades necessitated thereby, and any acquisition or disposition of property related thereto**, in accordance with map Nos. X-2641 and N-2642, dated June 27, 2000 and signed by the Borough President.

**Resolution for adoption scheduling November 29, 2000 for a public hearing.**

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## No. 5

CD 2

C 000679 ZMK

**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 No. 16c:

- 1) eliminating from an existing R7-2 District a C2-3 District bounded by:
  - a) Fulton Street, Carlton Avenue, a line 100 feet southwesterly of Fulton Street, and a line 100 feet easterly of South Oxford Street; and
  - b) Cumberland Street, Atlantic Avenue, South Oxford Street, a line 100 feet northerly of Atlantic Avenue, the easterly street line of South Oxford Street, and a line perpendicular to the westerly street line of Carlton Avenue distant 550 feet northerly of the former point of intersection of the westerly street line of Carlton Avenue and the northerly street line of Atlantic Avenue; and
- 2) eliminating from an existing R6 District a C2-3 District bounded by Hanson Place, Fulton Street, a line 100 feet easterly of South Oxford Street, a line 100 feet southwest-erly of Fulton Street and its northwesterly prolongation, and South Oxford Street;

as shown on a diagram (for illustrative purposes only) dated August 7, 2000.

**Resolution for adoption scheduling November 29, 2000 for a public hearing.**

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**BOROUGH OF MANHATTAN**

## No. 6

CD 2

C 000249 ZSM

**IN THE MATTER OF** an application submitted by the 81 Spring Realty 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 permit modification of the following regulations:

- **Section 42-14D(1)(b)**: to allow joint living-working quarters for artists on the second through sixth floors and the penthouse of a building with more than 5000 square feet of lot coverage; and
- **Section 42-14D(2)(b)**: to allow Use Group 6 uses (retail) below the floor level of the



**second story;**

**in an existing 6-story building located at 81 Spring Street (Block 497, Lot 31) within the SoHo Cast Iron Historic District, in an M1-5B District.**

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

**Resolution for adoption scheduling November 29, 2000 for a public hearing.**

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**Nos. 7, 8, 9, and 10**

*(Applications for the 13<sup>th</sup> Amendment to the Harlem-East Harlem Urban Renewal Plan, creation of a Central Park North Urban Renewal Plan, designation of an Urban Development Action Plan and Project, and disposition of City-owned property)*

**No. 7**

**CD 10,11**

**C 000544 HUM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, **for the 13th amendment to the Harlem-East Harlem Urban Renewal Plan for the Harlem-East Harlem Urban Renewal Area.**

The proposed plan:

1. eliminates certain parcels from the plan that will be included in the new Central Park North Urban Renewal Plan.
2. deletes a portion of Site 4D (Block 1775, Lot 28) from the plan and the renewal area.
3. conforms to the current HPD language, terminology and methodology.
4. revises Maps 1 and 2 to reflect changes in the boundaries and development sites of the URA.

**Resolution for adoption scheduling November 29, 2000 for a public hearing.**

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CD 10

C 000546 HUM

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Central Park North Urban Renewal Plan, for the Central Park North Urban Renewal Area.

The proposed plan provides for the acquisition of the following properties:

| <u>Site</u> | <u>Block</u> | <u>Lot</u> | <u>Address</u>                  |
|-------------|--------------|------------|---------------------------------|
| 123A        | 1902         | 29*        | 143 Malcolm X Boulevard         |
| 123A        | 1902         | 30*        | 145 Malcolm X Boulevard         |
| 123A        | 1902         | 31         | 147 Malcolm X Boulevard         |
| 123A        | 1902         | 32*        | 149 Malcolm X Boulevard         |
| 123A        | 1902         | 33         | 151 Malcolm X Boulevard         |
| 123B        | 1902         | 126*       | 107 W. 117 <sup>th</sup> Street |
| 123C        | 1902         | 25         | 111 W. 117 <sup>th</sup> Street |
| 123D        | 1902         | 124        | 113 W. 117 <sup>th</sup> Street |
| 123E        | 1902         | 13*        | 141 W. 117 <sup>th</sup> Street |
| 124         | 1901         | 33*        | 131 Malcolm X Boulevard         |
| 124         | 1901         | 36*        | 100 W. 117 <sup>th</sup> Street |

\* City Owned Property

**Resolution for adoption scheduling November 29, 2000 for a public hearing.**

## No. 9

CD 11

C 000543 PPM

**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 disposition to the Economic Development Corporation of one (1) city-owned property located at 159 E. 126<sup>th</sup> Street (Block 1775, Lot 28), pursuant to zoning.

**Resolution for adoption scheduling November 29, 2000 for a public hearing.**

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 No. 10

CD 10

C 000547 HAM

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

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

| <u>Site</u> | <u>Block</u> | <u>Lot</u> | <u>Address</u>                  |
|-------------|--------------|------------|---------------------------------|
| 123A        | 1902         | 29         | 143 Malcolm X Boulevard         |
| 123A        | 1902         | 30         | 145 Malcolm X Boulevard         |
| 123A        | 1902         | 31         | 147 Malcolm X Boulevard         |
| 123A        | 1902         | 32         | 149 Malcolm X Boulevard         |
| 123A        | 1902         | 33         | 151 Malcolm X Boulevard         |
| 123B        | 1902         | 126        | 107 W. 117 <sup>th</sup> Street |
| 123C        | 1902         | 25         | 111 W. 117 <sup>th</sup> Street |
| 123D        | 1902         | 124        | 113 W. 117 <sup>th</sup> Street |
| 123E        | 1902         | 13         | 141 W. 117 <sup>th</sup> Street |
| 124         | 1901         | 33         | 131 Malcolm X Boulevard         |

|     |      |    |                                 |
|-----|------|----|---------------------------------|
| 124 | 1901 | 36 | 100 W. 117 <sup>th</sup> Street |
|-----|------|----|---------------------------------|

- 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 developer selected by HPD;

to facilitate development of a residential and commercial project known as Shabazz Gardens, Phase II.

Resolution for adoption scheduling November 29, 2000 for a public hearing.

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**BOROUGH OF QUEENS**

Nos. 11, 12, and 13

*(Applications for amendments to the City and Zoning Maps, and disposition of city-owned property to facilitate an air cargo facility)*

No. 11

CD 13

C 000272 MMQ

**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation (EDC) and the development of Parks and Recreation, pursuant to sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the elimination of a portion of Idlewild Park, the establishment of International Airport Center Boulevard between 182<sup>nd</sup> Street and Brookville Boulevard, the elimination of a public place and the establishment of it as park, the adjustment of grades necessitated thereby, and any acquisition or disposition of property related thereto, in accordance with map No.4954, dated May 11, 2000 and signed by the Borough President.

Resolution for adoption scheduling November 29, 2000 for a public hearing.

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## No. 12

CD 13

C 000304 ZMQ

**IN THE MATTER OF** an application submitted by the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 19b and 25a:

1. establishing an M1-1 District on a portion of former parkland\* bounded by the northeasterly street line of International Airport Center Boulevard\*, and the southeasterly, southwesterly, and westerly boundary lines of Idlewild Park\*; and
2. changing from an R3-2 District to an M1-1 District property bounded by International Airport Center Boulevard\* the southwesterly prolongation of the southeasterly boundary line of Idlewild Park\*, the northeasterly street line of International Airport Center Boulevard\*, and the southerly prolongation of the northeasterly boundary line of Idlewild Park\*;

as shown on a diagram (for illustrative purposes only) dated August 7, 2000.

\* Note: Refer to related application for an Amendment to the City Map (C 000272 MMQ) for proposed changes to Idlewild Park and the establishment of International Airport Center Boulevard.

**Resolution for adoption scheduling November 29, 2000 for a public hearing.**

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No. 13

CD 13

C 000305 PPQ

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition to the Economic Development Corporation of one (1) city-owned property located on International Airport Center Boulevard (Rockaway Boulevard) (Block 13791, part of lot 21), pursuant to zoning.

**Resolution for adoption scheduling November 29, 2000 for a public hearing.**

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No. 14

CD 7

C 990132 MMQ

**IN THE MATTER OF** an application submitted by Waterside Estates at Cresthaven LLC, Whitestone Boosters Land Company and Catholic Charities Diocese of Brooklyn and Queens, 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 1)the elimination of Powell's Cove Boulevard between 150th Street and 3rd Avenue, 2)the narrowing of Powell's Cove Boulevard between 3<sup>rd</sup> and 6<sup>th</sup> avenues, and 3)the discontinuance and closing of portions of Powell's Cove Boulevard between 150<sup>th</sup> Street and 6<sup>th</sup> Avenue, the adjustment of grades necessitated thereby, **and any acquisition or disposition of real property related thereto**, in accordance with Map No.4949, dated December 10, 1999 and revised July 11, 2000, and signed by the Borough President.

**Resolution for adoption scheduling November 29, 2000 for a public hearing.**

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CITYWIDE

No. 15

CITYWIDE

N 010065 ZRY

**IN THE MATTER OF** an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter **for an amendment of the Zoning Resolution of the City of New York**, relating to signs.

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

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

Matter in ~~strikeout~~ is text to be deleted;

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

\*\*\*

32-60

SIGN REGULATIONS

\*\*\*

32-62

Permitted Signs

C1 C2 C3 C4 C5 C6 C7 C8

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

- Section 32-64 (Surface Area and Illumination Provisions)
- Section 32-65 (Permitted Projection or Height of Signs)
- ~~Section 32-66 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways)~~
- Section 32-67 (Special Provisions Applying along District Boundaries)
- Section 32-68 (Permitted Signs on Residential Buildings)
- Section 32-69 (Additional Sign Regulations for Adult Establishments)

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

32-63  
Permitted Advertising Signs

C6-5 C6-7 C7 C8

In the districts indicated, #advertising signs# are permitted subject to the applicable provisions of the following Sections:

- Section 32-64 (Surface Area and Illumination Provisions)
- Section 32-65 (Permitted Projection or Height of Signs)
- Section 32-66 (Additional Regulations for Advertising Signs ~~Near Certain Parks and Designated Arterial Highways~~)
- Section 32-67 (Special Provisions Applying along District Boundaries)
- Section 32-68 (Permitted Signs on Residential Buildings).

\*\*\*

32-64

## Surface Area and Illumination Provisions

C1 C2 C3 C4 C5 C6 C7 C8

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

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

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

~~No permitted #illuminated sign# or #sign with indirect illumination# shall exceed any degree of illumination established by the Commissioner of Buildings.~~

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32-653

Additional regulations for projecting signs

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, permitted #signs# other than #advertising signs# may be displayed as follows:

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

\*\*\*

*[Note: Current Sections 32-66 and 32-661 are renumbered 32-662 and 32-663, respectively]*



32-66

**Additional Regulations for Advertising Signs Near Certain Parks and Designated Arterial Highways**

**C1 C2 C3 C4 C5 C6 C7 C8**

In all districts, as indicated, all permitted #signs# are subject to the applicable regulations of this Section:

For the purposes of this Section, arterial highways shall include all highways that are shown on the Master Plan of Arterial Highways and Major Streets as "principal routes," "parkways," or "toll crossings," and that have been designated by the City Planning Commission as arterial highways to which the provisions of this Section shall apply.

32-661

**Additional regulations for signs other than advertising signs**

**C4 C5-4 C6 C7 C8**

In the districts indicated, and within 200 feet of an arterial highway or a #public park#, with an area of one-half acre or more, no permitted #sign# that is within view of such arterial highway or #public park# shall exceed 200 square feet of #surface area#.

Beyond 200 feet from such arterial highway or #public park#, such #signs# shall be located at a distance of at least as many linear feet from the arterial highway or #public park# as there are square feet of #surface area# on the face of such #sign#.

Upon application, these requirements shall be waived provided that the Chairperson of the City Planning Commission certifies that:

- (a) such waiver is limited to a single non-#flashing sign# that is located on a #zoning lot# not less than one and one-half acres; and
- (b) all other permitted #signs# located on such #zoning lot# that are subject to the provisions of this Section conform with all the #sign# regulations applicable in C1 districts.

32-66

32-662

**Additional regulations for advertising signs**

\*\*\*

32-661

32-663

## Advertising signs on waterways

\*\*\*

42-50  
SIGN REGULATIONS

\*\*\*

42-52  
Permitted Signs

## M1 M2 M3

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

Section 42-53 (Surface Area and Illumination Provisions)

Section 42-54 (Permitted Projection or Height of Signs)

Section 42-55 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways)

Section 42-56 (Special Provisions Applying Along District Boundaries)

Section 42-57 (Additional Sign Regulations for Adult Establishments)

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

*[Note: Current Section 42-53 is modified and renumbered Section 42-55]*

42-53

Surface Area and Illumination ProvisionsM1 M2 M3

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

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

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

~~No permitted #illuminated sign# or #sign with indirect illumination# shall exceed any degree of illumination established by the Commissioner of Buildings.~~

*[Note: Current Section 42-531 is renumbered 42-551]*

42-531

~~Total surface area of signs~~

~~M1 M2 M3~~

~~In all districts, as indicated, the total #surface area# of all permitted #signs#, including non-#illuminated# or #illuminated signs#, shall not exceed the limitation established for non-#illuminated signs#, as set forth in Section 42-532 (Non-illuminated signs).~~

42-532

~~Non-illuminated signs~~

~~M1 M2 M3~~

~~In all districts, as indicated, non-#illuminated signs# with total #surface areas# not exceeding six times the #street# frontage of the #zoning lot# in feet but in no event more than 750 square feet for each #sign#, are permitted.~~

42-533

~~Illuminated or flashing signs~~

~~M1 M2 M3~~

~~In all districts, as indicated, #illuminated# or #flashing advertising signs# are not permitted.~~

~~#Illuminated# or #flashing signs#, other than #advertising signs#, and #accessory# or #advertising signs with indirect illumination#, are permitted, provided that the total #surface area# of all such #signs# (in square feet) shall not exceed:~~

- (a) ~~for #illuminated# or #flashing signs#, other than #advertising signs#, five times the #street# frontage of the #zoning lot# in feet and that the #surface area# of each #sign# shall not exceed 500 square feet; and~~

- (b) for #accessory# or #advertising signs with indirect illumination#, five times the #street# frontage of the #zoning lot# in feet and that the #surface area# of each #sign# shall not exceed 750 square feet.

However, in any Manufacturing District in which #residences#, #joint living-work quarters for artists#, or #loft dwellings# are, under the provisions of the Zoning Resolution, allowed as-of-right or by special permit or authorization, the total #surface area# of all such permitted #signs# shall not exceed five times the #street# frontage of the #zoning lot# in feet and that the #surface area# of each #sign# shall not exceed 500 square feet.

[Note: Current Section 42-54 is renumbered 42-56]

42-54

Permitted Projection or Height of Signs

M1 M2 M3

In all districts, as indicated, all permitted #signs# are subject to the applicable regulations of this Section.

[Note: Current Section 42-541 is renumbered 42-561]

42-541

Permitted projection

M1 M2 M3

In all districts, as indicated, except as otherwise provided in Section 42-542 (Additional regulations for projecting signs), no permitted #sign# shall project across a #street line# more than 18 inches for double- or multi-faceted #signs# or 12 inches for all other #signs#, except that in M1-5A, M1-5B, M1-5M and M1-6M Districts and in manufacturing districts mapped within the #Special Tribeca Mixed Use District#, for each establishment located on the ground floor, #non-illuminated signs# other than #advertising signs# may project no more than forty inches across a #street line#, provided that along each #street# on which such establishment fronts, the number of such #signs# for each establishment shall not exceed two two-sided #signs# separated at least 25 feet apart, and further provided that any such #sign# shall not exceed a #surface area# of twenty-four by thirty-six inches and shall not be located above the level of the first #story# ceiling.

[Note: Current Section 42-542 is deleted]

42-542

Additional regulations for projecting signs

M1 M2 M3

In all districts, as indicated, permitted #signs# other than #advertising signs# may be displayed as follows:

- (a) Non-illuminated signs may be displayed on awnings or canopies permitted by the Administrative Code, with a surface area not exceeding 12 square feet and with the height of letters not exceeding 12 inches. Any commercial copy on such signs shall be limited to identification of the name or address of the building or an establishment contained therein.
- (b) Signs may be displayed on marquees permitted by the Administrative Code, provided that no such sign shall project more than 48 inches above nor more than 12 inches below such marquee.

42-543

Height of signs

M1 M2 M3

In all districts, as indicated, permitted signs shall not extend to a height greater than 40 feet above curb level, provided that non-illuminated signs or signs with indirect illumination may extend to a maximum height of 58 feet.

*[Note: Current Section 42-55 is renumbered 42-57]*

42-53

Additional Regulations for Advertising Signs

42-55

Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways

M1 M2 M3

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

- (a) Within 200 feet of an arterial highway or a public park with an area of one-half acre or more, signs that are within view of such arterial highway or public park shall be subject to the following provisions:

(1) no permitted #sign# shall exceed 200 square feet of #surface area#; and

(2) no #advertising sign# shall be allowed; nor shall an existing #advertising sign# be structurally altered, relocated or reconstructed

(b) Beyond 200 feet from such arterial highway or #public park#, #signs# that are within view of such arterial highway or #public park# shall be located at a distance of at least as many linear feet from the arterial highway or #public park# as there are square feet of #surface area# on the face of such #sign#. However, in all districts as indicated, the more restrictive of the following shall apply:

(a)(1) any #advertising sign# erected, structurally altered, relocated or reconstructed prior to June 1, 1968, within 660 feet of the nearest edge of the right-of-way of an arterial highway, whose message is visible from such arterial highway, shall have legal #non-conforming use# status pursuant to Section 52-83, to the extent of its size existing on May 31, 1968.

(b)(2) any #advertising sign# erected, structurally altered, relocated or reconstructed between June 1, 1968 and November 1, 1979, within 660 feet of the nearest edge of the right-of-way of an arterial highway, whose message is visible from such arterial highway, and whose size does not exceed 1,200 square feet in #surface area# on its face, 30 feet in height, and 60 feet in length, shall have legal #non-conforming use# status pursuant to Section 52-83, to the extent of its size existing on November 1, 1979. All #advertising signs# not in conformance with the standards set forth herein shall terminate.

(c) Within one-half mile of any boundary of the City of New York, permitted #signs# and #advertising signs# may be located along any designated arterial highway that is also:

(1) a "principal route" or "toll crossing" that prohibits direct vehicular access to abutting land and provides complete separation of conflicting traffic flows; and,

(2) a through truck route designated by the New York City Department of Transportation; and,

(3) that crosses a boundary of the City of New York

without regard to the provisions of paragraphs (a) and (b) of this Section, provided any such permitted or #advertising sign# otherwise conforms to the regulations of this Chapter including, with respect to an #advertising sign#, a location not less than 500 feet from any other #advertising sign#, except that, in the case of any such permitted or #advertising sign# erected prior to (the date of referral), such #sign# shall have #non-conforming use# status pursuant to Section 52-82 (Non-Conforming Signs other than Advertising Signs) and Section 52-83 (Non-Conforming Advertising Signs) with

respect to all other regulations of this Chapter to the extent of the degree of non-conformity of such sign as of (the date of referral) including with respect to an advertising sign, its location within 500 feet of any other such advertising sign.

Upon application, the requirements of paragraphs (a) and (b) of this Section shall be waived, provided that the Chairperson of the City Planning Commission certifies that:

- (1) such waiver is limited to a single non-flashing sign other than an advertising sign, that is located on a zoning lot not less than one and one-half acres; and
- (2) all other permitted signs other than advertising signs located on such zoning lot that are subject to the provisions of this Section conform with all the sign regulations applicable in C1 Districts.

For the purposes of this Section, arterial highways shall include all highways that are shown on the Master Plan of Arterial Highways and Major Streets, as "principal routes," "parkways" or "toll crossings," and that have been designated by the City Planning Commission as arterial highways to which the provisions of this Section shall apply.

\*\*\*

42-531551  
Advertising signs on waterways

\*\*\*

42-5456  
Special Provisions Applying along District Boundaries

42-541561  
Restrictions along district boundary located in a street

\*\*\*

42-542  
Restriction on height above curb level

M1 M2 M3

In all districts, as indicated, and within 500 feet of the boundary of a Residence District, or a C1 or C2 District, no illuminated sign with an area exceeding 25 square feet shall extend more than 50 feet above curb level, unless all illuminated portions thereof face at an angle of at least 90 degrees from such boundary line.

However, the provisions of this Section shall not apply to any sign with indirect

illumination# which extends to a height of 58 feet or less above #curb level#.

42-5557

Additional Sign Regulations for Adult Establishments

\*\*\*

52-83

Non-Conforming Advertising Signs

In all #Manufacturing Districts#, or in C1, C2, C4, C5-4, C6, C7 or C8 Districts, except as otherwise provided in Sections 32-66 or 42-53 (~~Additional Regulations for Advertising Signs~~) 42-55 (~~Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways~~), any #non-conforming advertising sign#, except a #flashing sign# may be structurally altered, reconstructed, or replaced in the same location and position, provided that such structural alteration, reconstruction, or replacement does not result in:

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

~~The provisions of this Section shall not apply to the replacement of a painted wall #sign# or to the replacement of a flexible fabric #sign# which does not have a #structure#.~~

~~No #sign# that exceeds any degree of illumination established by the Commissioner of Buildings shall be non-conforming as to its degree of illumination one year after the effective date such degree of illumination is established.~~

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

Section 52-22 (Structural Alterations)

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

\*\*\*

ARTICLE VI

SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

\*\*\*



## Chapter 2 Special Regulations Applying in the Waterfront Area

\*\*\*

62-27

### Special Sign Regulations

Within a #waterfront block#, #flashing signs# permitted in accordance with the applicable district regulations shall not exceed 50 square feet in #surface area# for each establishment located on a #zoning lot#, except that no #flashing sign# shall be permitted on any #pier# or #platform#.

\*\*\*

74-74

### General Large-Scale Development

For #general large-scale developments# involving several #zoning lots# but planned as a unit, the district regulations may impose unnecessary rigidities and thereby prevent achievement of the best possible site plan within the overall density and #bulk# controls. For these #developments#, the regulations of this Section are designed to allow greater flexibility for the purpose of securing better site planning, while safeguarding the present or future use and development of the surrounding area.

\*\*\*

74-743

### Special provisions for bulk modification

(a) For a #general large-scale development#, the City Planning Commission may permit:

- (1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage# and total required #open space# under the applicable district regulations within a #general large-scale development# without regard for #zoning lot lines# or district boundaries subject to the following limitations:
  - (i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;
  - (ii) when a #general large-scale development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commer-

cial #floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted;

- (2) modification of the #lot area# requirement for non-#residential uses# in a #Commercial District# with a base #floor area ratio# of 15.0 provided, that for every 750 square feet of gross #residential floor area# in the #building# there is no more than one #dwelling unit#;
  - (3) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations; and
  - (4) variation in the location of primary business entrances, and #show windows# and #signs# along frontages adjacent to #zoning lots# outside the #general large-scale development# without regard to regulations applicable near #Residence District# boundaries.
- (b) As a condition of granting a special permit pursuant to this Section for any #general large-scale development#, the Commission shall find that:
- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances, and #show windows# and #signs# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #general large-scale development#, the neighborhood, and the City as a whole;

\*\*\*

74-744

Modification of use regulations

- (a) Waterfront and related #commercial uses#

In a C4 District, the City Planning Commission may modify applicable district regulations to allow certain boating and related #uses# listed in Use Group 14A, not otherwise allowed in such district, provided the Commission shall find that:

- (1) the #uses# are appropriate for the location and blend harmoniously with the rest of the #general large-scale development#; and
- (2) the #streets# providing access to such #uses# will be adequate to handle the traffic generated thereby.

The Commission may prescribe appropriate conditions and safeguards to minimize

adverse effects on the character of the development.

(b) Location of #commercial uses#

For any #general large-scale development#, the City Planning Commission may permit #residential# and non-#residential uses# to be arranged within a #building# without regard for the regulations set forth in Section 32-42 (Location within Buildings) provided the Commission shall find:

- (1) the #commercial uses# are located in a portion of the #mixed building# which has separate access to the outside with no opening of any kind to the #residential# portion of the #building# at any #story#;
- (2) the #commercial uses# are not located directly over any #story# containing #dwelling units#; and
- (3) the modifications shall not have any adverse effect on the #uses# located within the #building#.

(c) Modifications of #sign# regulations

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

~~(1) In all #Commercial# or #Manufacturing Districts#, the City Planning Commission may, for #developments# or #enlargements# subject to the provisions of paragraphs (a)(1), (a)(2), or (a)(3) of Section 74-743 (Special provisions for bulk modification), permit the modification of the applicable provisions of Sections 32-64 (Surface Area and Illumination Provisions), 32-65 (Permitted Projection or Height of Signs), 32-66 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways), 42-53 (Surface Area and Illumination Provisions), 42-54 (Permitted Projection or Height of Signs), 42-55 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways) and the limitations on the location of #signs# in Sections 32-51 and 42-44 (Limitations on Business Entrances, Show Windows or Signs) provided the Commission finds that such modification will result in a better site plan.~~

\*\*\*

74-748

Previously granted special permits

Any #development# or #enlargement# granted a special permit by the City Planning

Commission under previous Section 74-74 (Commercial Development Extending into More than One Block) prior to February 22, 1990, may be started or continued pursuant to that special permit.

The Commission may administratively, upon application, allow modifications of the special permit granted under Section 74-74 (Commercial Development Extending into More than One Block) before February 22, 1990.

In no event may the Commission grant a modification of a special permit approved prior to February 22, 1990, that would require additional #bulk# distribution among #zoning lots# or modification of the height and #lot coverage# limitations previously established. Any modifications exceeding the limitations set forth herein shall be subject to the provision of the new Section 74-74 (General Large-Scale Development).

No existing #plaza#, #residential plaza#, #urban plaza#, or other public amenity for which a #floor area# bonus or any increase in tower coverage above 40 percent of the #lot area# of the #zoning lot# has been received under Section 74-74 (Commercial Development Extending into More than One Block) prior to February 22, 1990 shall be eliminated or reduced in size except by special permit of the Commission pursuant to a finding that a proposed change will provide a greater public benefit in the light of the public amenity's purpose.

Any #sign# shown on a site plan incorporated as part of a special permit of the City Planning Commission under the provisions of Section 74-74 (General Large Scale Development) prior to (the effective date of this amendment), may be erected and maintained in accordance with such special permit.

\*\*\*

## ARTICLE IX SPECIAL PURPOSE DISTRICTS

\*\*\*

### Chapter 7 Special Northside Mixed Use District

\*\*\*

### 97-02 General Provisions

In harmony with the general purpose and intent of this Resolution

\*\*\*

Section 42-44 (Limitation on Business Entrances, Show Windows, or Signs) Section 42-5456 (Special Provisions Applying along District Boundaries), Section 43-30 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) or Section 44-583 (Restrictions on locations of berths near Residence Districts).

\*\*\*

**ARTICLE X  
SPECIAL PURPOSE DISTRICTS**

\*\*\*

**Chapter 6  
Special Coney Island Mixed Use District**

\*\*\*

**106-02  
General Provisions**

**In harmony with the general purpose and intent of this Resolution**

\*\*\*

**Zoning Lots adjacent to ... 42-5456 (Special Provisions Applying along District Boundaries), 43-30 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) or 44-583 (Restrictions on location of berths near Residence Districts).**

\*\*\*

**Chapter 8  
Special Franklin Street Mixed Use District**

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**108-02  
General Provisions**

**In harmony with the general purpose and intent of this Resolution**

\*\*\*

**Zoning lots adjacent to ... 42-5456 (Special Provisions Applying along District Boundaries),**

43-30 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) or 44-583 (Restrictions on locations of berths near Residence Districts).

\*\*\*

ARTICLE XI  
SPECIAL PURPOSE DISTRICTS

\*\*\*

Chapter 2  
Special City Island District

\*\*\*

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

\*\*\*

In addition such screening:

- (a) shall be maintained in good condition at all times,
- (b) may be interrupted by normal entrances or exits; and
- (c) shall have no #signs# hung or attached thereto other than those permitted in Sections 32-62 (Permitted Signs), 32-63 (Permitted Advertising Signs) or 42-52 (Permitted Signs or Advertising Signs).

\*\*\*

Appendix C  
Designation of Arterial Highways

Pursuant to the provisions of Sections 32-66 and Section 42-53 (Additional Regulations for Advertising Signs) ~~42-55 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways)~~ of the Zoning Resolution of the City of New York, the City Planning Commission has designated as arterial highways to which the provisions of Sections 32-66 and 42-53 apply, the following arterial highways which appear on the City Map and which are also indicated as Principal Routes, Parkways, and Toll Crossings on the duly adopted Master Plan of Arterial Highways and Major Streets.

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**II. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 16**

**CD 1**

**C 000362 PSX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York Public Library 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 307 Alexander Avenue (Block 2315, Lot 17)**, for use as a library.

(On November 1, 2000, Cal. No. 1, the Commission scheduled November 15, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 17**

**CD 1**

**C 000565 PQX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **acquisition of property located at 754 East 161<sup>st</sup> Street (Block 2657, Lot 9) for continued use as an Agency Operated Boarding Home.**

(On November 1, 2000, Cal. No. 2, the Commission scheduled November 15, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 18**

**CD 10**

**N 010135 BDK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Business Services on behalf of the 86<sup>th</sup> Street Bay Ridge Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, **concerning the formation of the 86<sup>th</sup> Street Bay Ridge Business Improvement District.**

(On November 1, 2000, Cal. No. 3, the Commission scheduled November 15, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 19**

**CD 7**

**C 000566 PJK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for acquisition of property located at 345 50<sup>th</sup> Street (Block 782, Lot 56) for continued use as an Agency Operated Boarding Home.**

(On November 1, 2000, Cal. No. 4, the Commission scheduled November 15, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

No. 20

CD 5,6,8

N 010145 BDM

**PUBLIC HEARING:**

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

(On November 1, 2000, Cal. No. 5, the Commission scheduled November 15, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

**BOROUGH OF QUEENS**

No. 21

CD 1

C 010047 ZMQ

**PUBLIC HEARING:**

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

1. eliminating from an existing R5 District a C1-2 District bounded by:
  - a. a line 150 feet northwesterly of Crescent Street, Broadway, Crescent Street, a line 150 feet northeasterly of Broadway, 31<sup>st</sup> Street, Broadway, 32<sup>nd</sup> Street, a line 150 feet northeasterly of Broadway, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 150 feet southwesterly of Broadway, a line midway between 31<sup>st</sup> Street and 32 Street, a line 100 feet southwesterly of Broadway, a line midway between 30<sup>th</sup> Street and 31<sup>st</sup> Street, a line 150 feet southwesterly of Broadway, 29<sup>th</sup> Street, and a line midway between Broadway and 33<sup>rd</sup> Avenue; and
  - b. a line midway between Steinway Street and 41<sup>st</sup> Street, a line 150 feet

northeasterly of Broadway, 41st Street, and Broadway;

2. eliminating from an existing R6 District a C1-2 District bounded by a line 150 feet northwesterly of Crescent Street, a line midway between 31<sup>st</sup> Drive and Broadway, Crescent Street, and Broadway;
3. eliminating from an existing R5 District a C1-3 District bounded by 47<sup>th</sup> Street, Newtown Road, 49<sup>th</sup> Street, and a line 150 feet southwesterly of Broadway;
4. eliminating from an existing R5 District a C2-2 District bounded by 41<sup>st</sup> Street, a line 150 feet northeasterly of Broadway, 44<sup>th</sup> Street, and a line 150 feet southwesterly of Broadway;
5. changing from an R5 District to an R6B District property bounded by:
  - a. 21<sup>st</sup> Street, Broadway, Crescent Street, a line 150 feet northeasterly of Broadway, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 100 feet southwesterly of Broadway, 29<sup>th</sup> Street, and a line midway between Broadway, and 33<sup>rd</sup> Avenue; and
  - b. a line midway between Steinway Street and 41<sup>st</sup> Street, a line 100 feet northeasterly of Broadway, 47<sup>th</sup> Street, Newtown Road, 49<sup>th</sup> Street, a line 150 feet southwesterly of Broadway, a line midway between 48<sup>th</sup> Street and 49<sup>th</sup> Street, and a line 100 feet southwesterly of Broadway;
6. changing from an R6 District to an R6B District property bounded by 23<sup>rd</sup> Street, a line midway between 31<sup>st</sup> Drive and Broadway, Crescent Street, and Broadway;
7. establishing within a proposed R6B District a C1-4 District bounded by:
  - a. 21<sup>st</sup> Street, Broadway, 23<sup>rd</sup> Street, a line 100 feet southeasterly of 21<sup>st</sup> Street, and a line midway between Broadway and 33<sup>rd</sup> Avenue;
  - b. a line 100 feet northwesterly of 23<sup>rd</sup> Street, Broadway, 23<sup>rd</sup> Street, and a line midway between Broadway and 33<sup>rd</sup> Avenue;
  - c. 23<sup>rd</sup> Street, a line 100 feet northeasterly of Broadway, a line 100 feet southeasterly of 23<sup>rd</sup> Street, and Broadway;
  - d. a line 150 feet northwesterly of Crescent Street, a line 100 feet northeasterly of Broadway, 31<sup>st</sup> Street, Broadway, 32<sup>nd</sup> Street, a line 100 feet northeasterly of Broadway, a line midway between 38<sup>th</sup> Street and Steinway Street, a line 100 feet southwesterly of Broadway, 29<sup>th</sup> Street, and a line midway between Broadway and 33<sup>rd</sup> Avenue;

- e. a line midway between Steinway Street and 41<sup>st</sup> Street, a line 100 feet northeasterly of Broadway, 41<sup>st</sup> Street, and a line 100 feet southwesterly of Broadway; and
  - f. 44<sup>th</sup> Street, a line 100 feet northeasterly of Broadway, 46<sup>th</sup> Street, Broadway, 47<sup>th</sup> Street, Newtown Road, 49<sup>th</sup> Street, a line 150 feet southwesterly of Broadway, a line midway between 48<sup>th</sup> Street and 49<sup>th</sup> Street, and a line 100 feet southwesterly of Broadway;
8. establishing within a proposed R6B District a C2-4 District bounded by 41<sup>st</sup> Street, a line 100 feet northeasterly of Broadway, 44<sup>th</sup> Street, and a line 100 feet southwesterly of Broadway;
9. establishing within an existing R6 District a C2-4 District bounded by:
- a. a line midway between 30<sup>th</sup> Street and 31<sup>st</sup> Street, 30<sup>th</sup> Drive, 31<sup>st</sup> Street, a line 300 feet northeasterly of 31<sup>st</sup> Avenue, a line midway between 31<sup>st</sup> Street and 32<sup>nd</sup> Street, and 31<sup>st</sup> Avenue; and
  - b. a line midway between 30<sup>th</sup> Street and 31<sup>st</sup> Street, a line 150 feet southwesterly of Astoria Boulevard, 31<sup>st</sup> Street, and Newtown Avenue;

as shown on a diagram (for illustrative purposes only) dated August 7, 2000.

(On November 1, 2000, Cal. No. 6, the Commission scheduled November 15, 2000 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 22

CD 5

C 000680 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 one (1) city-owned property, located at 54-40 43rd Street (Block 2516, Lot 23), pursuant to zoning.

**III. REPORTS**

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**BOROUGH OF THE BRONX**

No. 23

CD 9

C 930043 MMX

**IN THE MATTER OF** an application submitted by the Department of Transportation and the Department of Parks and Recreation 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:

- a. the elimination of the lines and grades of East 172<sup>nd</sup> Street from the easterly service road of the Arthur V. Sheridan Expressway to a line approximately 135 feet westerly of Bronx River Avenue;
- b. the discontinuance and closing of a portion thereof;
- c. the establishment of two park additions;
- d. any modification of grades necessitated thereby;

and any acquisition or disposition of property related thereto, in accordance with Map No. 13055 dated June 23, 1995 and signed by the Borough President.

(On October 4, 2000, Cal. No. 1, the Commission scheduled October 18, 2000 for a public hearing. On October 18, 2000, Cal. No. 8, the hearing was closed.)

**For consideration.**

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## No. 24

CD 6

N 010072 HAX

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for:

- 1) **the designation of 1870 Crotona Avenue (Block 2950, Lots 9 and 11), as an Urban Development Action Area; and**
- 2) **an Urban Development Action Area Project for such area;**

**to facilitate development of a five-story building tentatively known as VIP Crotona, with 53 units for homeless adults and one superintendent's unit.**

(On October 4, 2000, Cal. No. 2, the Commission scheduled October 18, 2000 for a public hearing. On October 18, 2000, Cal. No. 9, the hearing was closed)

**For consideration.**

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**BOROUGH OF BROOKLYN**

## No. 25

CD 2

C 000577 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 one (1) city-owned property located at 72 Poplar Street (Block 211, Lot 15), pursuant to zoning.

(On October 4, 2000, Cal. No. 3, the Commission scheduled October 18, 2000 for a public hearing. On October 18, 2000, Cal. No. 10, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

No. 26

CD 5

C 000639 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. 13b, 13d and 17c:

1. changing from an R4 District to an R5B district property bounded by a line 100 feet southerly of Metropolitan Avenue, Tonsor Street, Himrod Street, Grandview Avenue, Stanhope Street, Woodward Avenue, Hart Street, Onderdonk Avenue, DeKalb Avenue, the northwesterly prolongation of a line 100 feet northeasterly of Seneca Avenue, Suydam Street and its southwesterly prolongation, Onderdonk Avenue, and Starr Street;
2. changing from an R5 District to an R5B District property bounded by:
  - a. a line 100 feet southerly of Metropolitan Avenue, Fresh Pond Road, Menahan Street, a line 100 feet southwesterly of Fresh Pond Road, 69<sup>th</sup> Avenue, 60<sup>th</sup> Lane, 71<sup>st</sup> Avenue, 60<sup>th</sup> Street, a line midway between 70<sup>th</sup> Avenue and 71<sup>st</sup> Avenue and its southwesterly prolongation, Forest Avenue, 70<sup>th</sup> Avenue, a line 150 feet southwesterly of Forest Avenue, Catalpa Avenue, Forest Avenue, 68<sup>th</sup> Road, a line 100 feet northeasterly of Woodward Avenue, a line 150 feet southwesterly of Forest Avenue and its northwesterly prolongation, Putnam Avenue, Forest Avenue, Greene Avenue, a line 100 feet southerly of Metropolitan Avenue, 60<sup>th</sup> Street, and a line perpendicular to the northeasterly street line of 60<sup>th</sup> Street distant 125 feet southeasterly from the intersection of the northeasterly street line of 60<sup>th</sup> Street and the southerly street line of Metropolitan Avenue;
  - b. Traffic Avenue, Fremont Street, Madison Street, 64<sup>th</sup> Street, a line midway between Palmetto Street and Woodbine Street, a line 100 feet northeasterly of Fresh Pond Road, and Menahan Street;
  - c. a line 100 feet southeasterly of Stephen Street, a line 100 feet southerly of Myrtle Avenue, a line midway between Summerfield Street and Decatur Street, Seneca Avenue, Decatur Street, Cypress Avenue, a line midway between Norman Street and Summerfield Street, a line 150 feet northeasterly of Wyckoff Avenue, Stephen Street, a line 450 feet northeasterly of Wyckoff Avenue, George Street, Cypress Avenue, a line midway between Weirfield Street and Centre Street, a line 150 feet southwesterly of Seneca Avenue, Centre Street, the northeasterly boundary line of a park and its northwesterly and southeasterly prolongations, George Street, a line 200 feet southwesterly of Seneca Avenue, Summerfield Street, a line 100 feet northeasterly of Seneca Avenue, Stephen Street, and Forest Avenue; and

- d. 67<sup>th</sup> Avenue and its prolongations, 65<sup>th</sup> Place, the northwesterly terminus of 65<sup>th</sup> Place, the northeasterly street line of 65<sup>th</sup> Place, Shaler Avenue, Cypress Hills Street, 62<sup>th</sup> Street, a line 100 feet northeasterly of Cypress Hills Street, and a line 100 feet northeasterly of Fresh Pond Road;
3. changing from an R6 District to an R5B District property bounded by:
- a. a line 150 feet southwesterly of Cypress Avenue, Hancock Street, Wyckoff Avenue, and Jefferson Avenue;
  - b. a line 100 feet southwesterly of Grandview Avenue, a line midway between Linden Street and Gates Avenue, a line 100 feet northeasterly of Fairview Avenue, and Stanhope Street ;
  - c. a line 100 feet southwesterly of Fairview Avenue, Grove Street, a line 100 feet northeasterly of Woodward Avenue, and Stanhope Street;
  - d. Forest Avenue, Putnam Avenue, a line 150 feet southwesterly of Forest Avenue and its northwesterly prolongation, a line 100 feet northeasterly of Woodward Avenue, a line midway between Linden Street and Gates Avenue, a line 100 feet southwesterly of Fairview Avenue, and Madison Street;
  - e. a line 100 feet southwesterly of Woodward Avenue, a line midway between Woodbine Street and Madison Street, a line 100 feet northeasterly of Onderdonk Avenue, and a line midway between Stockholm Street and Stanhope Street;
  - f. a line 100 feet southwesterly of Onderdonk Avenue, Harman Street, a line 100 feet northeasterly of Seneca Avenue, and DeKalb Avenue;
  - g. Catalpa Avenue, a line 150 feet southwesterly of Forest Avenue, 70<sup>th</sup> Avenue, and Onderdonk Avenue; and
  - h. a line 100 feet southerly of Metropolitan Avenue, Forest Avenue, Gates Avenue, a line 100 feet northeasterly of Grandview Avenue, Himrod Street, and Tonsor Street;
4. changing from an M1-1 District to an R5B District property bounded by a line 100 feet southerly of Metropolitan Avenue, 60<sup>th</sup> Street, and a line perpendicular to the northeasterly street line of 60<sup>th</sup> Street distant 125 feet southeasterly from the intersection of the southerly street line of Metropolitan Avenue and the northeasterly street line of 60<sup>th</sup> Street;
5. changing from an R4 District to an R6B District property bounded by a line 100 feet northerly of Metropolitan Avenue, Eliot Avenue, Metropolitan Avenue, the southeast-

erly leg of Greene Avenue, Forest Avenue, Metropolitan Avenue, Tonsor Street, a line 100 feet southerly of Metropolitan Avenue, Starr Street, Metropolitan Avenue, and a line 100 feet southwesterly of 53<sup>rd</sup> Street;

6. changing from an R5 District to an R6B District property bounded by:
  - a. Metropolitan Avenue, Fresh Pond Road, a line 100 feet southerly of Metropolitan Avenue, a line perpendicular to the northeasterly street line of 60<sup>th</sup> Street distant 125 feet southeasterly from the intersection of the southerly street line of Metropolitan Avenue and the northeasterly street line of 60<sup>th</sup> Street, and a line 150 feet northeasterly of 60<sup>th</sup> Street;
  - b. Menahan Street, Fresh Pond Road, Menahan Street, a line 100 feet northeasterly of Fresh Pond Road, a line midway between Palmetto Street and Woodbine Street, 64<sup>th</sup> Street, Madison Street, Fremont Street, a line 100 feet southeasterly of Madison Street, a line 150 feet northeasterly of Fresh Pond Road, 67<sup>th</sup> Avenue, a line 100 feet northeasterly of Fresh Pond Road, a line 100 feet northeasterly of Cypress Hills Street, 62<sup>nd</sup> Street, Cypress Hills Street, the northwesterly boundary line of the Metropolitan Transportation Authority/Long Island Rail Road Right-of-Way and its prolongations, Myrtle Avenue, 61<sup>st</sup> Street, a line 100 feet southerly of Myrtle Avenue, a line 100 feet southeasterly of Stephen Street, Forest Avenue, a line midway between 70<sup>th</sup> Avenue and 71<sup>st</sup> Avenue and its southwesterly prolongation, 60<sup>th</sup> Street, 71<sup>st</sup> Avenue, 60<sup>th</sup> Lane, 69<sup>th</sup> Avenue, and a line 100 feet southwesterly of Fresh Pond Road;
  - c. Forest Avenue, Catalpa Avenue, Woodward Avenue, a line 150 feet southwesterly of Forest Avenue, and 68<sup>th</sup> Road;
  - d. a line 150 feet southwesterly of Forest Avenue, Stephen Street, a line 100 feet northeasterly of Seneca Avenue, Summerfield Street, a line 200 feet southwesterly of Seneca Avenue, George Street, the northeasterly boundary line of a park and its northwesterly and southeasterly prolongations, Centre Street, a line 150 feet southerly of Myrtle Avenue, and George Street;
  - e. Forest Avenue, Woodbine Street, a line 150 feet southwesterly of Forest Avenue, a line 150 feet southwesterly of Grandview Avenue, and Gates Avenue;
  - f. Cypress Avenue, Summerfield Street, a line 150 feet northeasterly of Wyckoff Avenue, and a line midway between Norman Street and Summerfield Street;
  - g. Greene Avenue, 60<sup>th</sup> Street, and a line 100 feet southerly of Metropolitan Avenue; and
  - h. 68<sup>th</sup> Road, a line 100 feet northeasterly of Woodward Avenue, and a line 150 feet southwesterly of Forest Avenue;



7. changing from an R6 District to an R6B District property bounded by:
- a. a line 100 feet northeasterly of Grandview Avenue, Gates Avenue, a line 150 feet southwesterly of Grandview Avenue, a line 150 feet southwesterly of Forest Avenue, Woodbine Street, Forest Avenue, Madison Street, a line 100 feet southwesterly of Fairview Avenue, a line midway between Linden Street and Gates Avenue, a line 100 feet northeasterly of Woodward Avenue, a line 150 feet southwesterly of Forest Avenue, Woodward Avenue, Catalpa Avenue, Seneca Avenue, Cornelia Street, a line 150 feet northerly of Myrtle Avenue, a line 150 feet northeasterly of Cypress Avenue, Putnam Avenue, Cypress Avenue, Madison Street, a line 100 feet southwesterly of Cypress Avenue, Palmetto Street, St. Nicholas Avenue, Menahan Street, Cypress Avenue, DeKalb Avenue, a line 100 feet northeasterly of Seneca Avenue, Harman Street, a line 100 feet southwesterly of Onderdonk Avenue, DeKalb Avenue, Onderdonk Avenue, Hart Street, Woodward Avenue, Stanhope Street, a line 100 feet northeasterly of Woodward Avenue, Grove Street, a line 100 feet southwesterly of Fairview Avenue, Stanhope Street, a line 100 feet northeasterly of Fairview Avenue, a line midway between Linden Street and Gates Avenue, a line 100 feet southwesterly of Grandview Avenue, Stanhope Street, Grandview Avenue, and Himrod Street, excluding the property described in subparagraph 3e above;
  - b. a line 150 feet southerly of Myrtle Avenue, a line 150 feet southwesterly of Cypress Avenue, Jefferson Avenue, Wyckoff Avenue, and a line midway between Madison Street and Putnam Avenue; and
  - c. Metropolitan Avenue, Forest Avenue, a line 100 feet southerly of Metropolitan Avenue, and Tonsor Street;
8. changing from an M1-1 District to an R6B District property bounded by Metropolitan Avenue, a line 150 feet northeasterly of 60<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 60<sup>th</sup> Street distant 125 feet southeasterly from the intersection of the southerly street line of Metropolitan Avenue and the northeasterly street line of 60<sup>th</sup> Street, a line 100 feet southerly of Metropolitan Avenue, 60<sup>th</sup> Street, and Greene Avenue;
9. changing from a C4-3 District to an R6B District property bounded by:
- a. a line 100 feet southwesterly of Cypress Avenue, Madison Street, a line 150 feet northeasterly of St. Nicholas Avenue, and a line midway between Palmetto Street and Woodbine Street; and
  - b. Seneca Avenue, Centre Street, a line 150 feet southwesterly of Seneca Avenue, and a line midway between Weirfield Street and Centre Street;

10. changing from an R5 District to a C4-3A District property bounded by Forest Avenue, Stephen Street, a line 150 feet southwesterly of Forest Avenue, and George Street;
11. changing from a C4-3 District to a C4-3A District property bounded by Cypress Avenue, Putnam Avenue, a line 150 feet northeasterly of Cypress Avenue, a line 150 feet northerly of Myrtle Avenue, Cornelia Street, Seneca Avenue, Catalpa Avenue, Onderdonk Avenue, 70<sup>th</sup> Avenue, Forest Avenue, George Street, a line 150 feet southerly of Myrtle Avenue, Centre Street, Seneca Avenue, a line midway between Centre Street and Weirfield Street, a line 150 feet southwesterly of Seneca Avenue, Hancock Street, a line 150 feet southwesterly of Cypress Avenue, a line 150 feet southerly of Myrtle Avenue, Madison Street, Myrtle Avenue, St. Nicholas Avenue, Palmetto Street, a line 100 feet southwesterly of Cypress Avenue, a line midway between Palmetto Street and Woodbine Street, a line 150 feet northeasterly of St. Nicholas Avenue, and Madison Street;
12. changing from an R6 District to a C4-3A District property bounded by a line 150 feet southerly of Myrtle Avenue, a line midway between Madison Street and Putnam Avenue, Wyckoff Avenue, and Madison Street;
13. changing from an M1-1 District to an M1-4D District property bounded by Hancock Street, a line 150 feet southwesterly of Seneca Avenue, a line midway between Weirfield Street and Centre Street, Cypress Avenue, George Street, a line 400 feet northeasterly of Wyckoff Avenue, Stephen Street, a line 150 feet northwesterly of Wyckoff Avenue, Summerfield Street, Cypress Avenue, Decatur Street, Seneca Avenue, a line midway between Summerfield Street and Decatur Street, a line 100 feet southerly of Myrtle Avenue, 61<sup>st</sup> Street, a line 100 feet southeasterly of 60<sup>th</sup> Lane, 60<sup>th</sup> Lane, a line 100 feet northerly of 75<sup>th</sup> Avenue, the northwesterly boundary line of Evergreen Park and its prolongations, Seneca Avenue, St. Felix Avenue, Cypress Avenue, Cody Avenue, Wyckoff Avenue, a line 150 feet southeasterly of Decatur Street, a line 100 feet southwesterly of Wyckoff Avenue, Decatur Street, Wyckoff Avenue, a line midway between Covert Street and Schaefer Street, a line 100 feet southwesterly of Wyckoff Avenue, Eldert Street, and Wyckoff Avenue;
14. changing from an R5 District to an M1-4D District property bounded by George Street, a line 450 feet northeasterly of Wyckoff Avenue, Stephen Street, and a line 400 feet northeasterly of Wyckoff Avenue;
15. changing from an M1-1 District to an M1-4 District property bounded by Cypress Avenue, St. Felix Avenue, Cooper Avenue, a southeasterly boundary line of the Metropolitan Transportation Authority/Long Island Rail Road Right-of-Way and its northeasterly prolongation, Irving Avenue and its southeasterly prolongation, Eldert Street and its southwesterly prolongation, a line 100 feet southwesterly of Wyckoff Avenue, a line midway between Covert Street and Schaefer Street, Wyckoff Avenue, Decatur Street, a line 100 feet southwesterly of Wyckoff Avenue, a line 150 feet southeasterly of Decatur Street, Wyckoff Avenue, and Cody Avenue;

16. changing from an R4 District to an M1-1 District property bounded by Eliot Avenue, 60<sup>th</sup> Place, and Metropolitan Avenue;
17. eliminating from an existing R4 District a C1-2 District bounded by a line 100 feet southwesterly of 53<sup>rd</sup> Street, Flushing Avenue, 53<sup>rd</sup> Street, Nurge Avenue, 54<sup>th</sup> Street, Arnold Avenue, a line 150 feet northerly of Metropolitan Avenue, Andrews Avenue, 55<sup>th</sup> Street, and Metropolitan Avenue,
18. eliminating from an existing R5 District a C1-2 District bounded by:
  - a. Menahan Street, Fresh Pond Road, Menahan Street, a line 150 feet northeasterly of Fresh Pond Road, Linden Street, a line 150 feet southwesterly of Fresh Pond Road, Grove Street, and a line midway between Fresh Pond Road and 61<sup>st</sup> Street;
  - b. Palmetto Street, a line 150 feet northeasterly of Fresh Pond Road, 67<sup>th</sup> Avenue, a line bisecting an angle formed by the prolongation of the southwesterly street line of 62<sup>nd</sup> Street and the northeasterly street line of Fresh Pond Road, Catalpa Avenue, a line 100 feet northeasterly of Fresh Pond Road, a line 100 feet northeasterly of Cypress Hills Street, 62<sup>nd</sup> Street, Cypress Hills Street, 70<sup>th</sup> Avenue, a line 150 feet southwesterly of Fresh Pond Road, Catalpa Avenue, Fresh Pond Road, 68<sup>th</sup> Road, a line 150 feet southwesterly of Fresh Pond Road, Madison Street, the northeasterly and northwesterly boundary lines of Albert C. Benninger Playground, and a line 150 feet southwesterly of Fresh Pond Road; and
  - c. Gates Avenue, a line 150 feet northeasterly of Forest Avenue, a line midway between 70<sup>th</sup> Avenue and 71<sup>st</sup> Avenue, 60<sup>th</sup> Street, 71<sup>st</sup> Avenue, a line 150 feet northeasterly of 60<sup>th</sup> Lane, a line 150 feet northerly of Myrtle Avenue, 60<sup>th</sup> Lane, Myrtle Avenue, Summerfield Street, a line 150 feet southerly of Myrtle Avenue, Norman Street, Forest Avenue, Stephen Street, a line 150 feet southwesterly of Forest Avenue, George Street, Forest Avenue, 70<sup>th</sup> Avenue, a line 150 feet southwesterly of Forest Avenue, Catalpa Avenue, Woodward Avenue, a line 150 feet southwesterly of Forest Avenue and its northwesterly prolongation, Putnam Avenue, Forest Avenue, Woodbine Street, a line 150 feet southwesterly of Forest Avenue, and a line 150 feet southwesterly of Grandview Avenue;
19. eliminating from an existing R4 District a C2-2 District bounded by 56<sup>th</sup> Street, a line 100 feet northerly of Metropolitan Avenue, a line 100 feet northwesterly of Eliot Avenue, 62<sup>nd</sup> Avenue, 60<sup>th</sup> Place, Metropolitan Avenue, Greene Avenue, Forest Avenue, and Metropolitan Avenue;
20. eliminating from an existing R5 District a C2-2 District bounded by:
  - a. Linden Street, a line 150 feet northeasterly of Fresh Pond Road, Palmetto Street, and a line 150 feet southwesterly of Fresh Pond Road; and

- b. 70th Avenue, Cypress Hills Street, the northwesterly boundary line of the Metropolitan Transportation Authority/Long Island Rail Road Right-of-Way and its prolongations, Myrtle Avenue, 61<sup>st</sup> Street, a line 100 feet southerly of Myrtle Avenue, Summerfield Street, Myrtle Avenue, 60<sup>th</sup> Lane, a line 150 feet northerly of Myrtle Avenue, and a line 150 feet southwesterly of Fresh Pond Road;
21. eliminating from an existing R6 District a C2-2 District bounded by:
    - a. Cypress Avenue, Madison Street, a line 100 feet southwesterly of Cypress Avenue, and Palmetto Street; and
    - b. Grove Street, a line 150 feet northeasterly of St. Nicholas Avenue, Palmetto Street, and St. Nicholas Avenue;
  22. establishing within a proposed R6B District a C2-4 District bounded by:
    - a. a westerly boundary line of Ahawith Chesed Cemetery and its northerly prolongation, a line 100 feet southerly of Metropolitan Avenue, Starr Street, and Metropolitan Avenue;
    - b. a line 100 feet northerly of Metropolitan Avenue, Eliot Avenue, Metropolitan Avenue, Fresh Pond Road, a line 100 feet southerly of Metropolitan Avenue, Greene Avenue, Forest Avenue, a line 100 feet southerly of Metropolitan Avenue, Tonsor Street, Metropolitan Avenue, Amory Court, a line 100 feet southerly of Metropolitan Avenue, Grandview Avenue, Metropolitan Avenue, and a line 100 feet southwesterly of 53<sup>rd</sup> Street;
    - c. Linden Street, a line 100 feet northeasterly of Fresh Pond Road, Palmetto Street, and a line 100 feet southwesterly of Fresh Pond Road;
    - d. Cypress Hills Street, the northwesterly boundary line of the Metropolitan Transportation Authority/Long Island Rail Road Right-of-Way and its prolongations, Myrtle Avenue, 61<sup>st</sup> Street, a line 100 feet southerly of Myrtle Avenue, Summerfield Street, Myrtle Avenue, 60<sup>th</sup> Lane, a line 100 feet southeasterly of 71<sup>st</sup> Avenue, a line 100 feet northeasterly of 60<sup>th</sup> Lane, a line 100 feet northerly of Myrtle Avenue, a line 100 feet southwesterly of Fresh Pond Road, and 70<sup>th</sup> Avenue;
    - e. Stockholm Street, a line 100 feet northeasterly of Seneca Avenue, Greene Avenue, and a line 100 feet southwesterly of Seneca Avenue;
    - f. Grove Street, a line 100 feet northeasterly of St. Nicholas Avenue, Palmetto Street, and St. Nicholas Avenue;

- g. Palmetto Street, Cypress Avenue, Madison Street, and a line 100 feet southwesterly of Cypress Avenue; and
  - h. a line midway between Madison Street and Putnam Avenue, a line 100 feet northeasterly of Wyckoff Avenue, Jefferson Avenue, and Wyckoff Avenue;
23. establishing within a proposed R5B District a C2-4 District bounded by:
- a. Jefferson Avenue, a line 100 feet northeasterly of Wyckoff Avenue, Hancock Street, and Wyckoff Avenue; and
  - b. Summerfield Street, a line 100 feet northeasterly of Cypress Avenue, Decatur Street, and Cypress Avenue;
24. establishing within a proposed R6B District a C1-4 District bounded by:
- a. Menahan Street, Fresh Pond Road, Menahan Street, a line 100 feet northeasterly of Fresh Pond Road, Linden Street, and a line 100 feet southwesterly of Fresh Pond Road;
  - b. Palmetto Street, a line 100 feet northeasterly of Fresh Pond Road, a line 100 feet northeasterly of Cypress Hills Street, 62<sup>th</sup> Street, Cypress Hills Street, 70<sup>th</sup> Avenue, a line 100 feet southwesterly of Fresh Pond Road, Catalpa Avenue, Fresh Pond Road, 68<sup>th</sup> Road, and a line 100 feet southerly of Fresh Pond Road;
  - c. Forest Avenue, a line midway between 70<sup>th</sup> Avenue and 71<sup>st</sup> Avenue and its southwesterly prolongation, 60<sup>th</sup> Street, 71<sup>st</sup> Avenue, a line 100 feet northeasterly of 60<sup>th</sup> Lane, a line 100 feet southeasterly of 71<sup>st</sup> Avenue, 60<sup>th</sup> Lane, Myrtle Avenue, Summerfield Street, a line 100 feet southerly of Myrtle Avenue, and a line 100 feet southeasterly of Stephen Street;
  - d. Greene Avenue, a line 100 feet northeasterly of Seneca Avenue, Catalpa Avenue, Seneca Avenue, Cornelia Street, and a line 100 feet southwesterly of Seneca Avenue;
  - e. Bleecker Street, Onderdonk Avenue, Grove Street, and a line 100 feet southwesterly of Onderdonk Avenue;
  - f. Bleecker Street, a line 100 feet northeasterly of Woodward Avenue, Palmetto Street, and a line 100 feet southwesterly of Woodward Avenue;
  - g. Menahan Street, a line 100 feet northeasterly of Grandview Avenue, Grove Street, and Grandview Avenue;
  - h. Linden Street, a line 100 feet northeasterly of Grandview Avenue, Forest Avenue,

Woodbine Street, a line 100 feet southwesterly of Forest Avenue, a line 100 feet southwesterly of Grandview Avenue, Gates Avenue, and Grandview Avenue; and

i. Forest Avenue, Catalpa Avenue, Woodward Avenue, and 68<sup>th</sup> Road;

25. establishing within a proposed R5B District a C1-4 District bounded by:

a. Gates Avenue, a line 100 feet northeasterly of Forest Avenue, a line midway between 70<sup>th</sup> Avenue and 71<sup>st</sup> Avenue and its southwesterly prolongation, Forest Avenue, 70<sup>th</sup> Avenue, a line 100 feet southwesterly of Forest Avenue, Catalpa Avenue, Forest Avenue, 68<sup>th</sup> Road, a line 100 feet northeasterly of Woodward Avenue, a line 100 feet southwesterly of Forest Avenue and its northwesterly prolongation, Madison Street, and Forest Avenue; and

b. Fresh Pond Road, Menahan Street, a line 100 feet southwesterly of Fresh Pond Road, and a line 100 feet southerly of Metropolitan Avenue;

26. establishing within an existing R4 District a C2-4 District bounded by:

a. 62<sup>nd</sup> Avenue, 60<sup>th</sup> Place, Eliot Avenue, a line 100 feet northerly of Metropolitan Avenue, and a line 100 feet northwesterly of Eliot Avenue;

b. Nurge Avenue, 54<sup>th</sup> Street, and a line 100 feet northerly of Metropolitan Avenue; and

c. 53<sup>rd</sup> Street, a line 100 feet northerly of Metropolitan Avenue, a line 100 feet southwesterly of 53<sup>rd</sup> Street, and Flushing Avenue;

as shown on a diagram (for illustrative purposes only) dated June 26, 2000.

(On October 4, 2000, Cal. No. 4, the Commission scheduled October 18, 2000 for a public hearing. On October 18, 2000, Cal. No. 12, the hearing was closed.)

**For consideration.**

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## Nos. 27, 28, 29,30, and 31

*(Applications for an amendment to the zoning map, the grant of special permits, and disposition of city-owned property to facilitate a food store and public parking lot)*

## No. 27

CD 10

C 990274 ZMQ

**IN THE MATTER OF** an application submitted by Liberty Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning map, Section No. 18a establishing within the existing R5 District a C1-2 District bounded by a line 265 feet north of Liberty Avenue, 98th Street, a line 150 feet north of Liberty Avenue, and a line midway between 97th and 98th streets, as shown on a diagram (for illustrative purposes only) dated July 24, 2000.

(On October 4, 2000, Cal. No. 5, the Commission scheduled October 18, 2000 for a public hearing. On October 18, 2000, Cal. No. 13, the hearing was closed.)

**For consideration.**

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 No. 28

CD 10

C 990275 ZSQ

**IN THE MATTER OF** an application submitted by Liberty Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-511 of the Zoning Resolution to permit an unattended public parking lot with a maximum capacity of 100 spaces on property generally bounded by Liberty Avenue, 98<sup>th</sup> Street, a line 265 feet north of Liberty Avenue, and 97<sup>th</sup> Street (Block 9120, Lots 25, 27, 29, 34, 40 and 42), in C1-2/R4 and C1-2\*/R5 Districts.

Note: The establishment of a C1-2 District within the existing R5 District is proposed under a related application for an amendment of the Zoning Map (C 990274 ZMQ).

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 October 4, 2000, Cal. No. 6, the Commission scheduled October 18, 2000 for a public hearing. On October 18, 2000, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**No. 29**

**CD 10**

**C 990276 ZSQ**

**IN THE MATTER OF** an application submitted by Liberty Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution** to permit a food store (U.G. 6A) with more than 10,000 square feet of floor area on property generally bounded by Liberty Avenue, 98<sup>th</sup> Street, a line 460 feet north of Liberty Avenue, and 99<sup>th</sup> Street (Block 9121, Lots 20, 21, 23, 24, 30, 32, 63 and 66), in an M1-2 District, within a general large scale development.

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 October 4, 2000, Cal. No. 7, the Commission scheduled October 18, 2000 for a public hearing. On October 18, 2000, Cal. No. 15, the hearing was closed.)

**For consideration.**

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**No. 30**

**CD 10**

**C 990277 ZSQ**

**IN THE MATTER OF** an application submitted by Liberty Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-743(a)(3) of the Zoning Resolution** to permit the location of a building without regard to the required front yard regulations of Section 43-304 to facilitate the development of a food store on property located generally bounded by Liberty Avenue, 98<sup>th</sup> Street, a line 460 feet north of Liberty Avenue, and 99<sup>th</sup> Street (Block 9121, Lots 20, 21, 23, 24, 30, 32, 63 and 66), within a general large scale development, in an M1-2 District.



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

(On October 4, 2000, Cal. No. 8, the Commission scheduled October 18, 2000 for a public hearing. On October 18, 2000, Cal. No. 16, the hearing was closed.)

**For consideration.**

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**No. 31**

**CD 10**

**C 990278 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 one (1) city-owned property located at 103-54 99<sup>th</sup> Street** (Block 9121, Lot 30), pursuant to zoning.

(On October 4, 2000, Cal. No. 9, the Commission scheduled October 18, 2000 for a public hearing. On October 18, 2000, Cal. No. 17, the hearing was closed.)

**For consideration.**

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**No. 32**

**CD 7**

**N 010161 PXQ**

**IN THE MATTER OF** a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter **for use of property located at 158-14 Northern Boulevard** (Block 5277, Lot 25). (Commission on Human Rights - Flushing Field Office)

(On October 19, 2000, the Commission duly advertised November 1, 2000 for a public hearing. On November 1, 2000, Cal. No. 15, the hearing was closed.)

**For consideration.**

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