

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, NOVEMBER 29, 2000
10:00 A.M. CITY HALL
NEW YORK, NEW YORK 10007**

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

CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION
1	N 010131 HAX	4	Scheduled to be Heard 12/13/00	18	C 000546 HUM	10	Hearing Closed
2	C 990612 ZMK	6	" "	19	C 000543 PPM	11	" "
3	C 000321 ZSM	4	" "	20	C 000547 HAM	10	" "
4	C 010016 PCM	4	" "	21	C 000272 MMQ	13	" "
5	C 010108 HUM	3	" "	22	C 000304 ZMQ	13	" "
6	C 010109 HAM	3	" "	23	C 000305 PPQ	13	" "
7	N 010194 BDM	8	" "	24	C 990132 MMQ	7	" "
8	C 000002 ZSM	1	" "	25	N 010065 ZRY	cw	" "
9	C 000614 ZSM	4	" "	26	C 000024 ZMK	6, 8	Laid Over
10	C 000626 ZSM	4	" "	27	C 000613 PPK	8	" "
11	C 000663 PPX	10	Hearing Closed	28	N 000647 ZRK	8	" "
12	N 010166 BDX	8	" "	29	C 000115 ZSM	5	Favorable Report Adopted
13	C 990719 ZMK	13	" "	30	C 010018 HUQ	12	" "
14	C 990720 MMK	18	" "	31	C 010019 ZMQ	12	" "
15	C 000679 ZMK	2	" "	32	C 010020 HAQ	12	" "
16	C 000249 ZSM	2	" "				
17	C 000544 HUM	10,	11				

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

MEETING ADJOURNED AT: 3:40 P.M.

NOTE: Commissioner Battaglia and Commissioner Rogowsky was not present for the votes

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

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 29, 2000

MEETING AT 10:00 A.M.

**in
CITY HALL**



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

[No. 26]

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**

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

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

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.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, NOVEMBER 29, 2000

Roll Call; approval of minutes	1
I. Scheduling of December 13, 2000	1
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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for December 13, 2000 in City Hall, Manhattan, New York at 10:00 a.m.

C

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 29, 2000

APPROVAL OF MINUTES OF Regular Meeting of November 15, 2000

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, DECEMBER 13, 2000
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 4

N 010131 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 126 W. 169th Street and 1273/75, 1269 & 1265 Nelson Avenue (Block 2518, Lots 31, 37, 42 & 43), as an Urban Development Action Area; and
- 2) an Urban Development Action Area Project for such area;

to facilitate development of a seven-story building tentatively known as Nelson Senior Housing with 81 units of housing for low and moderate income elderly persons and one superintendent's unit, to be developed through the Housing Trust Fund, Homes for Working Families Initiative and Senior Housing Initiative.

Resolution for adoption scheduling December 13, 2000 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

CD 6

C 990612 ZMK

IN THE MATTER OF an application submitted by Tiffany Place Suites, pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 16a**, changing from an M1-1 District to an R6 District property bounded by DeGraw Street, a line 90 feet westerly of Tiffany Place, a line 140 feet northerly of DeGraw Street, and Tiffany Place, as shown on a diagram (for illustrative purposes only) dated August 21, 2000.

Resolution for adoption scheduling December 13, 2000 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

CD 4

C 000321 ZSM

IN THE MATTER OF an application submitted by 311 West 50th Street LLC, pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to permit an attended accessory parking garage with a maximum capacity of 60 spaces** located on a portion of the first floor and the entire cellar floor of a seven story building located at 311 West 50th Street (Block 1041, Lot 19), in an R8 District, within the Special Clinton District.

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

Resolution for adoption scheduling December 13, 2000 for a public hearing.

No. 4

CD 4

C 010016 PCM

IN THE MATTER OF an application submitted by the Board of Elections and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 514 West 49th Street (Block 1077, Lots 43, 19, 10, 9 and 8), for use as a warehouse and offices.

Resolution for adoption scheduling December 13, 2000 for a public hearing.

Nos. 5 and 6

(Applications for the 1st Amendment to the Cooper Square Urban Renewal Plan, designation of an Urban Development Action Plan and Project, and disposition of city-owned property)

No. 5

CD 3

C 010108 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 1st amendment to the Cooper Square Urban Renewal Plan for the Cooper Square Urban Renewal Area.

The proposed plan:

1. conforms to the most recently approved HPD language, terminology and methodology.
2. subdivides a portion of Site 2, designates the subdivided portion as Site 3 and removes the middle income designation from the new Site 3.
3. adds a new Exhibit A listing the properties in the urban renewal sites.

The proposed plan would facilitate development of 54 units of housing for low income homeless single adults on Site 3.

Resolution for adoption scheduling December 13, 2000 for a public hearing.

No. 6

CD 3

C 010109 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 29 East 2nd Street (Block 457, part of Lot 28), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate construction of a six story building, with 54 units of housing for low income homeless single adults including persons with disabilities, to be developed through HPD's Supportive Housing Program.

Resolution for adoption scheduling December 13, 2000 for a public hearing.

No. 7

CD 8

N 010194 BDM

IN THE MATTER OF an application submitted by the Department of Business Services on behalf of the Yorkville-East 86th Street 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 Yorkville-East 86th Street Business Improvement District.**

Resolution for adoption scheduling December 13, 2000 for a public hearing.

No. 8

CD 1

C 000002 ZSM

IN THE MATTER OF an application submitted by Rockrose Development Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562, 74-52 and 91-50 of the Zoning Resolution to allow an attended public parking complex with a maximum capacity of 156 spaces on two zoning lots in:

1. the cellar of an existing building at 99 John Street (Block 76, Lot 11); and
2. the sub-cellar of a proposed residential building at 15 Cliff Street (Block 76, Lot 9);

in a C6-4 District, within the Special Lower Manhattan District.

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

Resolution for adoption scheduling December 13, 2000 for a public hearing.

 No. 9

CD 4

C 000614 ZSM

IN THE MATTER OF an application submitted by Central Parking System Realty of New York, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the second renewal of, pursuant to Section 11-411 of the Zoning Resolution, a previously approved special permit (CP-15004*) for a term of 10 years for an attended public parking garage with a maximum capacity of 436 spaces on property located at 306 West 44th Street (Block 1034, Lots 27 and 37), in C6-4 and C6-2 Districts, within the Special Clinton District.

Note: *The original application (CP-15004) was approved by the City Planning Commission on September 30, 1959 (Cal. No. 32) and by the Board of Estimate on October 8, 1959 (Cal. No. 326) for a term of twenty five years. A subsequent application (CP-17511) for a modification of the original special permit (CP-15004) was approved by the City Planning Commission on October 3, 1962 (Cal. No. 21) and by the Board of Estimate on October 11, 1962 (Cal. No. 33). Another subsequently application (M 891057 ZSM) for the second modification of the original special permit (CP-15004) was approved by the City Planning Commission on May 16, 1990. Another subsequent application (C 840873 ZSM) for the first renewal for a term of 10 years, of the original

special permit (CP-15004) was approved by the City Planning Commission on May 16, 1990 (Cal. No. 52) and by the Board of Estimate on June 7, 1990 (Cal. No. 4).

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

Resolution for adoption scheduling December 13, 2000 for a public hearing.

No. 10

CD 4

C 000626 ZSM

IN THE MATTER OF an application submitted by Central Parking System Realty of New York, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the **second renewal of, pursuant to Section 11-411 of the Zoning Resolution, a previously approved special permit (CP-15838*) for a term of 10 years for an attended public parking garage with a maximum capacity of 260 spaces on property located at 332-344 West 44th Street (Block 1034, Lots 7 and 48), in a C6-2 District, within the Special Clinton District.**

Note: *The original application (CP-15838) was approved by the City Planning Commission on October 11, 1959 (Cal. No. 36) and by the Board of Estimate on October 20, 1959 (Cal. No. 67) for a term of twenty five years. A subsequent application (CP-16906) for a modification of the original special permit (CP-15838) was approved by the City Planning Commission on November 29, 1961 (Cal. No. 32) and by the Board of Estimate on December 7, 1961 (Cal. No. 85). Another subsequent application (CP-16906) for a second modification of the original special permit (CP-15838) was approved by the City Planning Commission on September 30, 1964 (Cal. No. 15) and by the Board of Estimate on October 8, 1964 (Cal. No. 39). Another subsequent application (M 891058 ZSM) for the third modification of the original special permit (CP-15838) was approved by the City Planning Commission on May 16, 1990. Another subsequent application (C 840878 ZSM) for the first renewal for a term of 10 years, of the original special permit (CP-15838) was approved by the City Planning Commission on May 16, 1990 (Cal. No. 53) and by the Board of Estimate on June 7, 1990 (Cal. No. 3)

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

Resolution for adoption scheduling December 13, 2000 for a public hearing.

II. PUBLIC HEARING

BOROUGH OF THE BRONX

No. 11

CD 10

C 000663 PPX

PUBLIC HEARING:

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.

(On November 15, 2000, Cal. No. 1, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 8

N 010166 BDX

PUBLIC HEARING:

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.**

(On November 15, 2000, Cal. No. 2, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 13 and 14

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

No. 13

CD 18

C 990719 ZMK

PUBLIC HEARING:

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 59th Street, Avenue J, and East 57th 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 58th Street is proposed to be eliminated under a related application for a change in the City Map (C 990720 MMK).

(On November 15, 2000, Cal. No. 3, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 18

C 990720 MMK

PUBLIC HEARING:

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.

(On November 15, 2000, Cal. No. 4, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 2

C 000679 ZMK

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 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.

(On November 15, 2000, Cal. No. 5, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 16

CD.2

C 000249 ZSM

PUBLIC HEARING:

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.

(On November 15, 2000, Cal. No. 6, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 17, 18, 19, and 20

(Applications for the 13th 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. 17

CD 10,11

C 000544 HUM

PUBLIC HEARING:

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.

(On November 15, 2000, Cal. No. 7, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

PUBLIC HEARING:

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 th Street
123C	1902	25	111 W. 117 th Street
123D	1902	124	113 W. 117 th Street
123E	1902	13*	141 W. 117 th Street
124	1901	33*	131 Malcolm X Boulevard
124	1901	36*	100 W. 117 th Street

* City Owned Property

(On November 15, 2000, Cal. No. 8, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 11

C 000543 PPM

PUBLIC HEARING:

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. 126th Street (Block 1775, Lot 28), pursuant to zoning.

(On November 15, 2000, Cal. No. 9, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 20

CD 10

C 000547 HAM

PUBLIC HEARING:

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 th Street

123C	1902	25	111 W. 117 th Street
123D	1902	124	113 W. 117 th Street
123E	1902	13	141 W. 117 th Street
124	1901	33	131 Malcolm X Boulevard
124	1901	36	100 W. 117 th 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.

(On November 15, 2000, Cal. No. 10, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

Nos. 21, 22, and 23

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

No. 21

CD 13

C 000272 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation (EDC) and the Department 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 182nd 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.

(On November 15, 2000, Cal. No. 11, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 13

C 000304 ZMQ

PUBLIC HEARING:

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 Westerly 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.

(On November 15, 2000, Cal. No. 12, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 13

C 000305 PPQ

PUBLIC HEARING:

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.

(On November 15, 2000, Cal. No. 13, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 7

C 990132 MMQ

PUBLIC HEARING:

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 3rd and 6th avenues, and 3)the discontinuance and closing of portions of Powell's Cove Boulevard between 150th Street and 6th 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.

(On November 15, 2000, Cal. No. 14, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

No. 25

CITYWIDE

N 010065 ZRY

PUBLIC HEARING:

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 ~~greyline~~ 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.

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 Provisions

M1 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).

42-532Non-illuminated signsM1 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.

42-533Illuminated or flashing signsM1 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]

42-54Permitted Projection or Height of SignsM1 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 CI 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 commercial #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

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~~55 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.

(On November 15, 2000, Cal. No. 15, the Commission scheduled November 29, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

Nos. 26, 27, and 28

(Applications for amendments to the Zoning Map and Zoning Resolution, and removal of a use restriction, to facilitate the redevelopment of the Former Daily News Printing Plant)

No. 26

CDs 6 & 8

C 000024 ZMK

IN THE MATTER OF an application submitted by Shaya B. Developers, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 16c**, changing from an M1-1 District to a C4-4A District property bounded by Pacific Street, a line 100 feet westerly of Carlton Avenue, a line midway between Pacific Street and Dean Street, and a line 100 feet northeasterly of Flatbush Avenue, as shown on a diagram (for illustrative purposes only) dated July 10, 2000 and subject to the conditions of CEQR Declaration E-98.

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

For consideration.

No. 27

CD 8

C 000613 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 removal of the "newspaper facility" use restriction on property located at 549/559, 539, 535 and 529 Dean Street (Block 1128, Lots 37, 65, 68 and 70).**

Note: This restriction was made part of the City Planning Commission's approval on June 6, 1983 Cal. #6), of an application (C 830862 PNK) submitted by the Department of General Services for the disposition of the above referenced properties.

(On October 18, 2000, Cal. No. 2, the Commission scheduled November 1, 2000 for a public hearing. On November 1, 2000, Cal. No. 9, the hearing was closed.)

For consideration.

No. 28

CD 8

N 000647 ZRK

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter **for an amendment of the Zoning Resolution of the City of New York**, relating to Article I, Chapter 5 (Residential Conversion of Existing non-Residential Buildings), extending its applicability to Community District 8, Borough of Brooklyn.

Matter in Graytone is new, to be added;

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

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

. . . indicate unchanged text omitted within a paragraph;

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

* * *

Article I

General Provisions

* * *

Chapter 5

Residential Conversion of Existing Non-Residential Buildings in Certain Community Districts in the Boroughs of Manhattan, Brooklyn and Queens

* * *

15-00

GENERAL PURPOSES

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 3, 4, 5 and 6, and Queens Community Districts 1 and 2, special regulations for the conversion to dwelling units of non-residential buildings or portions thereof erected prior to December 15, 1961, have been established in order to promote and protect public health, safety and

general welfare. These goals include, among others, the following specific purposes:

* * *

15-01

Applicability

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, ~~5~~ and ~~6~~, and Queens Community Districts 1 and 2, the conversion to #dwelling units# of non-#residential buildings# or portions thereof, erected prior to December 15, 1961, shall be subject to the provisions of this Chapter. In addition, in Manhattan Community District 1, in the area south of Murray Street and its easterly prolongation and the Brooklyn Bridge, the conversion to #dwelling units# of non-#residential buildings#, or portion thereof, erected prior to January 1, 1977 shall be subject to the provisions of this Chapter. Existing floor space used for mechanical equipment and not counted as #floor area# in non-#residential buildings# built prior to January 1, 1977 may be converted to #dwelling units# under the provisions of this Chapter.

* * *

15-013

Building permits and variances issued before the effective date of amendment

- (b) Building permits in Brooklyn Community Districts 1, 2, ~~5~~ and ~~6~~, and 6 and Queens Community Districts 1 and 2

If, before October 25, 1984, a building permit was lawfully issued for an alteration based upon plans filed and pending with the Department of Buildings on or before April 1, 1984, construction pursuant to such permit may be continued.

- (c) Variances

If, before April 9, 1981, in Manhattan Community Districts 1, 2, 3, 4, 5 and 6, or before October 25, 1984, in Brooklyn Community Districts 1, 2, ~~5~~ and ~~6~~, and Queens Community Districts 1 and 2, a variance to permit the conversion of a #building# or portion thereof, to #residential# or #joint living-work quarters for artists use#, which variance has not lapsed pursuant to the provisions of Section 72-23, and a building permit was issued in accordance with the terms of said variance for such conversion by the Department of Buildings within two years of the grant of said variance, construction pursuant to such permit may be continued, without regard to the other provisions of this Chapter.

* * *

15-025

Double glazed windows

All #dwelling units# in #buildings# which contain one or more #uses# listed in Section 15-50 (REFERENCED COMMERCIAL AND MANUFACTURING USES) and converted under the provisions of this Chapter shall be required to have double glazing on all windows. However, #dwelling units# occupied by #residential# tenants on September 1, 1980, in Manhattan Community Districts 1, 2, 3, 4, 5 and 6, or in Brooklyn Community Districts 1, 2, 6 and 6 B; and Queens Community Districts 1 and 2, shall not be required to have double glazed windows.

* * *

Article II

Residence District Regulations

* * *

Chapter 3

Bulk Regulations for Residential Buildings in Residence Districts

23-01

Applicability of This Chapter

The #bulk# regulations of this Chapter apply to any #building or other structure#, other than a #community facility building# or a #building# used partly for #community facility use#, on any #zoning lot# or portion of a #zoning lot# located in any #Residence District#, including all new #developments#, #enlargements# and, where so specified, #extensions# or conversions. As used in this Chapter, the term "any #building#" shall therefore not include a #community facility building# or a #building# used partly for #community facility uses#, the #bulk# regulations for which are set forth in Article II, Chapter 4. In addition, the #bulk# regulations of this Chapter, or of specified Sections thereof, also apply in other provisions of this Resolution where they are incorporated by cross reference.

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #non-complying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying to #large-scale residential developments# or #residential uses# in #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only to Special Purpose Districts are set forth in Articles VIII,

IX, X, XI and XII.

Special regulations applying to conversion to #dwelling units# non-#residential buildings#, or portions thereof, located in Manhattan Community Districts 1, 2, 3, 4, 5, and 6, Brooklyn Community Districts 1, 6 and 68, and Queens Community Districts 1 and 2 are set forth in Article I, Chapter 5.

* * *

Chapter 8 The Quality Housing Program

* * *

28-01 Applicability of this Chapter

The Quality Housing Program is a specific set of standards and requirements for #buildings# containing #residences#. In R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, some of these standards and requirements are mandatory for the #development#, #enlargement#, #extension# of, or conversion to any #residential use# other than #single-# or #two-family residences#.

In other R6, R7, R8, R9 or R10 Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, #residential developments#, or #residential enlargements# where permitted, electing to use the optional Quality Housing #bulk# regulations in Article II, Chapter 3, shall comply with the mandatory Quality Housing Program standards and requirements set forth in this Chapter.

The provisions of Article VII, Chapter 8 (Large-Scale Residential Developments), are not applicable to #residential developments# pursuant to the Quality Housing Program.

The provisions of this Chapter shall not apply to the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to December 15, 1961, in Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 6 and 68 and Queens Community Districts 1 and 2, unless such conversions meet the requirements for new #residential developments# of Article II (Residence District Regulations).

* * *

Article III Commercial District Regulations

* * *

Chapter 2 Use Regulations

* * *

32-00 GENERAL PROVISIONS

In order to carry out the purposes and provisions of this Resolution, the #uses# of #buildings or other structures# and of tracts of land have been classified and combined into Use Groups. A brief statement is inserted at the start of each Use Group to describe and clarify the basic characteristics of that Use Group. Use Groups 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, including each #use# listed separately therein, are permitted in #Commercial Districts# as indicated in Sections 32-11 to 32-25, inclusive, except that any such #use# which is also an #adult establishment# shall, in addition, be subject to the provisions of Section 32-01 (Special Provisions for Adult Establishments).

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, and Queens Community Districts 1 and 2, the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to December 15, 1961, shall be subject to the provisions of Article I, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings in certain Community Districts in the Boroughs of Manhattan, Brooklyn and Queens), unless such conversions meet the requirements for new #residential development# of Article II (Residence District Regulations).

* * *

Chapter 3 Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

* * *

33-01 Applicability of this Chapter

The #bulk# regulations of this Chapter apply to #commercial buildings#, #community facility buildings# or #buildings# used partly for #commercial use# and partly for #community facility use#, on any #zoning lot# or portion of a #zoning lot# located in any #Commercial District#, including all new #development# or #enlargements#. As used in this Chapter, the term "any #building#" shall therefore not include a #residential building# or a #mixed building#, the #bulk# regulations for which are set forth in Article III, Chapter 4, and

Article III, Chapter 5, respectively. In addition, the #bulk# regulations of this Chapter, or of specified Sections thereof, also apply in other provisions of this Resolution where they are incorporated by cross reference.

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #non-complying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying to #large-scale residential developments, community facility uses# in #large-scale residential developments# or #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI and XII.

All C5-2A Districts shall comply with the regulations of C5-2 Districts except as set forth in Sections 33-122, 33-123 and 33-126.

All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Sections 33-12, paragraph (c), 33-14, paragraph (a) and 33-16, paragraph (a).

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, ~~5~~ and ~~6~~, and Queens Community Districts 1 and 2, the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to December 15, 1961, shall be subject to the provisions of Article I, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings in Certain Community Districts in the Boroughs of Manhattan, Brooklyn and Queens), unless such conversions meet the requirements for new #residential development# of Article II (Residence District Regulations).

* * *

Chapter 4

Bulk Regulations for Residential Buildings in Commercial Districts

* * *

34-01

Applicability of this Chapter

The #bulk# regulations of this Chapter apply to any #residential building# located on any #zoning lot# or portion of a #zoning lot# in any #Commercial District# in which such #building# is permitted. In addition, the #bulk# regulations of this Chapter or of specified Sections thereof also apply in other provisions of this Resolution where they are incorporated

by cross reference.

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #non-complying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI and XII.

All C5-2A Districts shall comply with the regulations of C5-2 Districts except as set forth in Section 34-114.

All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Section 34-112.

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 3 and 6, and Queens Community Districts 1 and 2, the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to December 15, 1961, shall be subject to the provisions of Article 1, Chapter 5 (Residential Conversions of Existing Non-Residential Buildings in certain Community Districts in the Boroughs of Manhattan, Brooklyn and Queens), unless such conversions meet the requirements for new #residential development# of Article II (Residence District Regulations).

* * *

Chapter 5

Bulk Regulations for Mixed Buildings in Commercial Districts

35-00

APPLICABILITY AND DEFINITIONS

35-01

Applicability of this Chapter

The #bulk# regulations of this Chapter apply to any #mixed building# located on any #zoning lot# or portion of a #zoning lot# in any #Commercial District# in which such #building# is permitted. When two or more #buildings# on a single #zoning lot# are used in any combination for #uses# which, if located in a single #building#, would make it a #mixed building#, the regulations set forth in Sections 35-21 to 35-23, relating to Applicability of Residence District Bulk Regulations to Mixed Buildings, in Sections 35-31 to 35-33, relating to Applicability of Floor Area and Open Space Regulations to Mixed Buildings, and in Sections 35-41 and 35-42, relating to the Applicability of Lot Area Requirements to Mixed Buildings, shall apply as if such #buildings# were a single #mixed

building#. In addition, the #bulk# regulations of this Chapter, or of specified sections thereof, also apply in other provisions of this Resolution where they are incorporated by cross-reference.

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #non-complying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI and XII.

All C5-2A Districts shall comply with the regulations of C5-2 Districts except as set forth in Section 35-24.

All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Sections 35-23 and 35-412.

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 6 and 6-B, and Queens Community Districts 1 and 2, the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to December 15, 1961, shall be subject to the provisions of Article I, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings in Certain Community Districts in the Boroughs of Manhattan, Brooklyn and Queens), unless such conversions meet the requirements for new #residential development# of Article II (Residence District Regulations).

* * *

Article IV
Manufacturing District Regulations

* * *

Chapter 3
Bulk Regulations

43-01
Applicability of this Chapter

The #bulk# regulations of this Chapter apply to any #building or other structure# on any #zoning lot# or portion of a #zoning lot# located in any #Manufacturing District#, including all new #development# or #enlargements#. In addition, the #bulk# regulations of this Chapter or of specified Sections thereof also apply in other provisions of this Resolution

where they are incorporated by cross reference.

Existing #buildings or other structures# which do not comply with one or more of the applicable #bulk# regulations are #non-complying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Article VIII, IX, X, XI, and XII.

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, and Queens Community Districts 1 and 2, the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to December 15, 1961 shall be subject to the provisions of Article I, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings in certain Community Districts in the Boroughs of Manhattan, Brooklyn and Queens), unless such conversions meet the requirements for new #residential development# of Article II (Residence District Regulations).

* * *

Article V

Non-conforming Uses and Non-complying Buildings

* * *

Chapter 2

Non-Conforming Uses

* * *

52-31

General Provisions

For the purposes of this Chapter, a change of #use# is a change to another #use# listed in the same or any other Use Group; however, a change in ownership or occupancy shall not, by itself, constitute a change of #use#.

A #non-conforming use# may be changed to any conforming #use#, and the applicable district #bulk# regulations and #accessory# off-street parking requirements shall not apply to such change of #use# or to alterations made in order to accommodate such conforming #use#, but shall apply to any #enlargement#.

In all zoning districts which mandate compliance with the Quality Housing Program, the provisions of Article II, Chapter 8 shall apply to such change of #use#.

However, notwithstanding the provisions above, in Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 3, 4, 5 and 6, and Queens Community Districts 1 and 2, the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to December 15, 1961 shall be subject to the provisions of Article I, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings in Certain Community Districts in the Boroughs of Manhattan, Brooklyn and Queens), unless such conversions meet the requirements for new #residential development# of Article II (Residence District Regulations).

* * *

(On October 18, 2000, Cal. No. 3, the Commission scheduled November 1, 2000 for a public hearing. On November 1, 2000, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 29

CD 5

C 000115 ZSM

IN THE MATTER OF an application submitted by Central Parking System of New York, Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to permit the continuation of an existing seven-story attended public parking garage with roof parking and a maximum capacity of 203 spaces on property located at 33 West 28th Street (Block 830, Lot 17) in an M1-6 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.

(On October 18, 2000, Cal. No. 4, the Commission scheduled November 1, 2000 for a public hearing. On November 1, 2000, Cal. No. 11, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS
Nos. 30 31, and 32

(Applications for the 5th Amendment to the South Jamaica I Urban Renewal Plan, amendment to the Zoning Map, designation of an Urban Development Action Area and Project, and disposition of property to facilitate construction of low income senior housing)

No. 30
CD 12
C 010018 HUQ

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 5th amendment to the South Jamaica I Urban Renewal Plan for the South Jamaica I Urban Renewal Area.**

The proposed plan:

1. changes the designated land use of sites 12a and 12b from industrial to residential.
2. combines sites 12a, 12b and 12c to form Site 12.
3. eliminates specific requirements pertaining to the industrial development of sites 12a and 12b.
4. deletes from the plan the following sites which have not be acquired:

<u>Site</u>	<u>Block</u>	<u>Lots</u>
27k(R)	10161	26
30a	10164	16
43	10181	3
46b (part)	12164	34,35,36,37
47a	10191	5,39

5. changes the language and format of the plan to the current standard form and updates the timetable for effectuation of the plan.

(On October 18, 2000, Cal. No. 5, the Commission scheduled November 1, 2000 for a public hearing. On November 1, 2000, Cal. No. 12, the hearing was closed.)

For consideration.

No. 31

CD 12

C 010019 ZMQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 14d:**

- a. changing from an R4 District to an R7-2 District property bounded by Hendrickson Place, 166th Street, a line 185 feet northwesterly of Hendrickson Place, and a line 100 feet northeasterly of 166th Street; and
- b. changing from an M1-1 District to an R7-2 District property bounded by Hendrickson Place, a line 100 feet northeasterly of 166th Street, a line 185 feet northwesterly of Hendrickson Place, 166th Street, 107th Avenue, and Merrick Boulevard;

as shown on a diagram (for illustrative purposes only) dated July 24, 2000.

(On October 18, 2000, Cal. No. 6, the Commission scheduled November 1, 2000 for a public hearing. On November 1, 2000, Cal. No. 13, the hearing was closed.)

For consideration.

CD 12

C 010020 HAQ

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 107-24 Merrick Boulevard (Block 10170, part of Lot 21), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate construction of a development, tentatively known as Allen Senior Residences, with 330 units of housing for low income elderly persons, in three seven story buildings to be developed under the New York State Housing Trust Fund Program.

(On October 18, 2000, Cal. No. 7, the Commission scheduled November 1, 2000 for a public hearing. On November 1, 2000, Cal. No. 14, the hearing was closed.)

For consideration.