

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, DECEMBER 13, 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 010066 HGK	5	Scheduled to be Heard 12/27/00	19	C 000362 PSX	1	Favorable Report Adopted
2	C 010067 HUK	5	" "	20	C 000565 PQX	1	" "
3	C 010068 HDK	5	" "	21	C 000024 ZMK	6,8	" "
4	C 000251 ZSM	5	" "	22	C 000613 PPK	8	Withdrawn
5	C 990600 PPM	10	" "	23	N 000647 ZRK	8	Favorable Report Adopted
6	C 000675 GFM	8	" "	24	N 010135 BDK	10	" "
7	N 010131 HAX	4	Hearing Closed	25	C 000566 PQK	7	" "
8	C 990612 ZMK	6	" "	26	N 010145 BDM	5,6	8 Laid Over
9	C 000321 ZSM	4	" "	27	N 010183 HKM	1	Forward Rep't to City Council
10	C 010016 PCM	4	" "	28	N 010198 HKM	5	" "
11	C 010108 HUM	3	" "	29	C 000249 ZSM	2	Favorable Report Adopted
12	C 010109 HAM	3	" "	30	C 010047 ZMQ	1	" "
13	N 010194 BDM	8	" "	31	C 000680 PPQ	5	" "
14	C 000002 ZSM	1	" "	32	N 990582 RAR	3	Authorization Approved
15	C 000614 ZSM	4	" "	33	N 010065 ZRY	cw	Fav. Report Adopted as Mod.
16	C 000626 ZSM	4	" "				
17	N 010233 PXR	1	" "				
18	N 010166 BDX	8	Favorable Report Adopted				

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		18	19	20	21	22	23	24	25	26	27	28	29	30	31
Joseph B. Rose, Chairman	P	Y	Y	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	Y	Y
Albert Abney	P	Y	Y	Y	Y	W	Y	Y	Y	L	Y	Y	Y	Y	Y
Angela M. Battaglia	P	Y	Y	Y	Y	I	Y	Y	Y	A	Y	Y	Y	Y	Y
Amanda M. Burden, A.I.C.P.	P	Y	Y	Y	Y	T	Y	Y	Y	I	Y	Y	Y	Y	Y
Irwin Cantor, P.E.	P					H				D			Y	Y	Y
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	D	Y	Y	Y		Y	Y	Y	Y	Y
Kathy Hirata Chin, Esq.	P	Y	Y	Y	Y	R	Y	Y	Y	O	Y	Y	Y	Y	Y
Alexander Garvin	P	Y	Y	Y	Y	A	Y	Y	Y	V	Y	Y	Y	Y	Y
William J. Grinker	A					W				E					
Kenneth J. Knuckles, Esq.	P	Y	Y	Y	Y	N	Y	Y	Y	R	Y	Y	Y	Y	Y
John Merolo	P	Y	Y	Y	Y		Y	Y	Y		Y	Y	Y	Y	Y
Edward T. Rogowsky, Commissioners	P		Y	Y	Y		Y	Y	Y		Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 11:10 A.M.

Note: On Cal. Nos. 18 - 28 Commissioner Cantor was not present for the votes

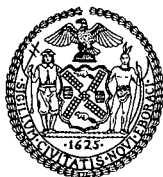
**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, DECEMBER 13, 2000

MEETING AT 10:00 A.M.

**in
CITY HALL**



Rudolph W. Giuliani, Mayor

City of New York

[No. 27]

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, DECEMBER 13, 2000

Roll Call; approval of minutes	1
I. Scheduling of December 27, 2000	1
II. Public Hearings	5
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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 27, 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: _____

DECEMBER 13, 2000

APPROVAL OF MINUTES OF Regular Meeting of November 29, 2000

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, DECEMBER 27, 2000
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

Nos. 1, 2, and 3

**(Applications for the designation of the Dinsmore-Chestnut
Urban Renewal Area, an Urban Renewal Plan, and disposition
of city-owned property)**

No. 1

CD 5

N 010066 HGK

IN THE MATTER OF the designation of the Dinsmore-Chestnut Urban Renewal Area, as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, **located in Community District 5, Borough of Brooklyn and described as follows:**

Property located at 3301 Atlantic Avenue (Block 4142, Lot 32).

Resolution for adoption scheduling December 27, 2000 for a public hearing.

No. 2

CD 5

C 010067 HUK

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 Dinsmore-Chestnut Urban Renewal Plan, for the Dinsmore-Chestnut Urban Renewal Area.**

The proposed plan provides for the acquisition of property located at 3301 Atlantic Avenue (Block 4142, Lot 32).

The proposed plan would facilitate the enlargement of an existing food processing plant.

Resolution for adoption scheduling December 27, 2000 for a public hearing.

No. 3

CD 5

C 010068 HDK

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development 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 city-owned property located at 3301 Atlantic Avenue (Block 4142, Lot 32), Site A, within the Dinsmore-Chestnut Urban Renewal Area.**

The disposition would facilitate the enlargement of an existing food processing plant.

Resolution for adoption scheduling December 27, 2000 for a public hearing.

BOROUGH OF MANHATTAN

No. 4

CD 5

C 000251 ZSM

IN THE MATTER OF an application submitted by Cipriani 42nd 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 allow an attended accessory parking garage with a maximum capacity of 77 spaces in the cellar of an existing building located at 107 East 41st Street a.k.a. 110 East 42nd Street** (Block 1296, Lots 1001-1005), in C5-3 and C5-2.5 Districts, within the Special Midtown 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 27, 2000 for a public hearing.

No. 5

CD 10

C 990600 PPM

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of sixteen (16) city-owned properties, pursuant to zoning.

A list and description of the properties can be seen at the Manhattan Office of the Department of City Planning, Room 6W, 22 Reade Street, New York, New York 10007.

Resolution for adoption scheduling December 27, 2000 for a public hearing.

No. 6

CD 8

C 000675 GFM

IN THE MATTER OF an application submitted by the Solomon R. Guggenheim Museum pursuant to Section 197-c of the New York City Charter, **for a revocable consent to construct and maintain two informational kiosks on the sidewalk in front of the museum, located at 1071 5th Avenue on the east side of the street between 88th and 89th streets, Block 1500, Lot 1.**

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 7

CD 4

N 010131 HAX

PUBLIC HEARING:

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.

(On November 29, 2000, Cal. No. 1, the Commission scheduled December 13, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 8

CD 6

C 990612 ZMK

PUBLIC HEARING:

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.

(On November 29, 2000, Cal. No. 2, the Commission scheduled December 13, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 9

CD 4

C 000321 ZSM

PUBLIC HEARING:

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.

(On November 29, 2000, Cal. No. 3, the Commission scheduled December 13, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 4

C 010016 PCM

PUBLIC HEARING:

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.**

(On November 29, 2000, Cal. No. 4, the Commission scheduled December 13, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

Nos.11 and 12

(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. 11

CD 3

C 010108 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 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.

(On November 29, 2000, Cal. No. 5, the Commission scheduled December 13, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 3

C 010109 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 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.

(On November 29, 2000, Cal. No. 6, the Commission scheduled December 13, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 8

N 010194 BDM

PUBLIC HEARING:

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.**

(On November 29, 2000, Cal. No. 7, the Commission scheduled December 13, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 1

C 000002 ZSM

PUBLIC HEARING:

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.

(On November 29, 2000, Cal. No. 8, the Commission scheduled December 13, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 4

C 000614 ZSM

PUBLIC HEARING:

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

(On November 29, 2000, Cal. No. 9, the Commission scheduled December 13, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

PUBLIC HEARING:

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.

(On November 29, 2000, Cal. No. 10, the Commission scheduled December 13, 2000 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 17

CD 1

N 010233 PXR

PUBLIC HEARING:

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 30 Beach Street** (Block 521, Lot 37). (Department of Probation Office)

(On November 30, 2000, the Commission duly advertised December 13, 2000 for a public hearing.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 18

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.**

(On November 15, 2000, Cal. No. 2, the Commission scheduled November 29, 2000 for a public hearing. On November 29, 2000, Cal. No. 12, the hearing was closed.)

For consideration.

No. 19

CD 1

C 000362 PSX

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. On November 15, 2000, Cal. No. 16, the hearing was closed.)

For consideration.

No. 20

CD 1

C 000565 PQX

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 161st 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. On November 15, 2000, Cal. No. 17, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

Nos. 21, 22, and 23

(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. 21

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. On November 29, 2000, Cal. No. 26, the item was laid over.)

For consideration.

No. 22

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. On November 29, 2000, Cal. No. 27, the item was laid over.)

For consideration.

No. 23

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, 6 and 68, 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, 6 and 68, 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, 6 and 68, 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, 6 and 8, 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 8, 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 ~~6, 8~~, 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, ~~6~~ and ~~6, 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).

* * *

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, 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 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, 2¹/₂, 6 and 6¹/₈, 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 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, 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 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, ~~5~~ 6 and 68, 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. On November 29, 2000, Cal. No. 28, the item was laid over.)

For consideration.

No. 24

CD 10

N 010135 BDK

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

(On November 1, 2000, Cal. No. 3, the Commission scheduled November 15, 2000 for a public hearing. On November 15, 2000, Cal. No. 18, the hearing was closed.)

For consideration.

No. 25

CD 7

C 000566 POK

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 50th 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. On November 15, 2000, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 26

CD 5,6,8

N 010145 BDM

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. On November 15, 2000, Cal. No. 20, the hearing was closed.)

For consideration.

No. 27

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the Whitehall Building)*

CD 1

N 010183 HKM

IN THE MATTER OF a communication dated October 27, 2000 from the Executive Director of the Landmarks Preservation Commission regarding the **landmark designation of the Whitehall Building**, located at 17 Battery Place (a.k.a. 1-17 West Street), (Block 15/Lot 7501), by the Landmarks Preservation Commission on October 17, 2000 (List No. 317/LP No. 2056).

For consideration.

No. 28

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the New York Life Insurance Company Building)*

CD 5

N 010198 HKM

IN THE MATTER OF a communication dated November 3, 2000, from the Executive Director of the Landmarks Preservation Commission regarding the **landmark designation of the New York Life Insurance Company building**, located at 51 Madison Avenue, (Block 856, Lot 24) by the Landmarks Preservation Commission on October 24, 2000 (List No. 318/LP No. 2067).

For consideration.

No. 29

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.

(On November 15, 2000, Cal. No. 6, the Commission scheduled November 29, 2000 for a public hearing. On November 29, 2000, Cal. No. 16, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 30

CD 1

C 010047 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. 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, 31st Street, Broadway, 32nd Street, a line 150 feet northeasterly of Broadway, a line midway between 38th Street and Steinway Street, a line 150 feet southwesterly of Broadway, a line midway between 31st Street and 32 Street, a line 100 feet southwesterly of Broadway, a line midway between 30th Street and 31st Street, a line 150 feet southwesterly of Broadway, 29th Street, and a line midway between Broadway and 33rd Avenue; and
 - b. a line midway between Steinway Street and 41st 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 31st Drive and Broadway, Crescent Street, and Broadway;
3. eliminating from an existing R5 District a C1-3 District bounded by 47th Street, Newtown Road, 49th Street, and a line 150 feet southwesterly of Broadway;
 4. eliminating from an existing R5 District a C2-2 District bounded by 41st Street, a line 150 feet northeasterly of Broadway, 44th Street, and a line 150 feet southwesterly of Broadway;
 5. changing from an R5 District to an R6B District property bounded by:
 - a. 21st Street, Broadway, Crescent Street, a line 150 feet northeasterly of Broadway, a line midway between 38th Street and Steinway Street, a line 100 feet southwesterly of Broadway, 29th Street, and a line midway between Broadway and 33rd Avenue; and
 - b. a line midway between Steinway Street and 41st Street, a line 100 feet northeasterly of Broadway, 47th Street, Newtown Road, 49th Street, a line 150 feet southwesterly of Broadway, a line midway between 48th Street and 49th Street, and a line 100 feet southwesterly of Broadway;
 6. changing from an R6 District to an R6B District property bounded by 23rd Street, a line midway between 31st Drive and Broadway, Crescent Street, and Broadway;
 7. establishing within a proposed R6B District a C1-4 District bounded by:
 - a. 21st Street, Broadway, 23rd Street, a line 100 feet southeasterly of 21st Street, and a line midway between Broadway and 33rd Avenue;
 - b. a line 100 feet northwesterly of 23rd Street, Broadway, 23rd Street, and a line midway between Broadway and 33rd Avenue;
 - c. 23rd Street, a line 100 feet northeasterly of Broadway, a line 100 feet southeasterly of 23rd Street, and Broadway;
 - d. a line 150 feet northwesterly of Crescent Street, a line 100 feet northeasterly of Broadway, 31st Street, Broadway, 32nd Street, a line 100 feet northeasterly of Broadway, a line midway between 38th Street and Steinway Street, a line 100 feet southwesterly of Broadway, 29th Street, and a line midway between Broadway and 33rd Avenue;
 - e. a line midway between Steinway Street and 41st Street, a line 100 feet northeasterly of Broadway, 41st Street, and a line 100 feet southwesterly of Broadway; and

- f. 44th Street, a line 100 feet northeasterly of Broadway, 46th Street, Broadway, 47th Street, Newtown Road, 49th Street, a line 150 feet southwesterly of Broadway, a line midway between 48th Street and 49th Street, and a line 100 feet southwesterly of Broadway;
- 8. establishing within a proposed R6B District a C2-4 District bounded by 41st Street, a line 100 feet northeasterly of Broadway, 44th 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 30th Street and 31st Street, 30th Drive, 31st Street, a line 300 feet northeasterly of 31st Avenue, a line midway between 31st Street and 32nd Street, and 31st Avenue; and
 - b. a line midway between 30th Street and 31st Street, a line 150 feet southwesterly of Astoria Boulevard, 31st 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. On November 15, 2000, Cal. No. 21, the hearing was closed.)

For consideration.

No. 31

CD 5

C 000680 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 54-40 43rd Street (Block 2516, Lot 23), pursuant to zoning.

(On November 1, 2000, Cal. No. 7, the Commission scheduled November 15, 2000 for a public hearing. On November 15, 2000, Cal. No. 22, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 32

CD 3

N 990582 RAR

IN THE MATTER of an application submitted by Land Planning and Engineering for **grant of authorization** pursuant to Section 107-65 and **grant of certifications** pursuant to Sections 107-08 and 107-123 of the Zoning Resolution for the modification of existing topography, future subdivision, and public schools to **facilitate the creation of 52 zoning lots intended to accommodate 51 units of housing at Bartlett, Eltingville, Ridgewood, Getz and Gurley Avenues (Block 5532, Lot 127, Block 5533, Lot 30) within the Special South Richmond Development District, Borough of Staten Island, Community District 3.**

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th floor, Staten Island, New York, 10301.

For consideration.



CITYWIDE

No. 33

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.~~

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).~~

~~42-532~~

~~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:

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

(8) 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 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 42-5355 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. On November 29, 2000, Cal. No. 25, the hearing was closed.)

For consideration.

IV. CITY PLANNING COMMISSION 2001 SCHEDULE OF MEETINGS
January 1 to June 31

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JANUARY		1 NEW YEAR'S DAY	2	3	4	5	6	
	7	8 REVIEW SESSION	9	10	11	12	13	
	14	15 MARTIN LUTHER KING, JR. DAY	16	17 CPC PUBLIC MEETING	18	19	20	
	21	22	23	24	25	26	27	
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING				
FEBRUARY					1	2	3	
	4	5	6	7	8	9	10	
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17	
	18	19 WASHINGTON'S BIRTHDAY OBSERVED	20	21	22	23	24	
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING				
MARCH					1	2	3	
	4	5	6	7	8	9	10	
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17	
	18	19	20	21	22	23	24	
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31	
APRIL	1	2	3	4	5	6	7	
	8 PALM SUNDAY PASSOVER	9	10 REVIEW SESSION	11 CPC PUBLIC MEETING	12	13 GOOD FRIDAY	14	*Review Session will be held in Spector Hall at 22 Reade Street on Tuesday, April 10th.
	15 EASTER SUNDAY	16	17	18	19	20	21	
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28	
	29	30						
MAY			1	2	3	4	5	
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12	
	13	14	15	16	17	18	19	
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26	
	27	28 MEMORIAL DAY OBSERVED	29	30	31			
JUNE						1	2	
	3	4 REVIEW SESSION	5	6	7	8	9	
	10	11	12	13 CPC PUBLIC MEETING	14	15	16	
	17	18	19	20	21	22	23	
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30	

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.
 Public meetings are held on the second floor of City Hall in Room 16
 (former Board of Estimate Chambers) starting at 10:00 A.M.