

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JANUARY 17, 2001
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, N. Y. 10007

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

CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION
1	C 010127 HAX	3	Scheduled to be Heard 1/31/01	16	C 000320 ZMQ	8	Hearing Closed
2	C 000297 PPK	3	" "	17	N 010256 HKQ	5	" "
3	C 000109 ZMK	1,3	" "	18	C 990612 ZMK	6	Favorable Report Adopted
4	N 000110 ZRK	3	" "	19	N 010255 HKM	2	Forward Rep't to City Council
	N O T I C E		" "	20	C 000321 ZSM	4	Favorable Report Adopted
5	C 000551 PQK	11	" "	21	C 010016 PCM	4	" "
6	C 000029 ZSM	4	" "	22	C 010108 HUM	3	" "
7	C 010053 PSR	2	" "	23	C 010109 HAM	3	" "
8	N 000244(B) ZRY	cw	" "	24	N 010194 BDM	8	" "
9	N 000244 ZRY	cw	" "	25	C 000002 ZSM	1	" "
10	N 000244(A) ZRY	cw	" "	26	C 000614 ZSM	4	" "
	N O T I C E		" "	27	C 000626 ZSM	4	" "
11	C 010063 ZMX	11, 12	Withdrawn				
12	C 000041 PPM	9	Hearing Closed				
13	C 010027 PQM	3	" "				
14	C 010136 PPM	4	" "				
15	C 010137 ZSM	4	" "				

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			
Joseph B. Rose, Chairman		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Victor G. Alicea, Vice Chairman		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Albert Abney		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Angela M. Battaglia		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Amanda M. Burden, A.I.C.P.		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Irwin Cantor, P.E.		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Angela R. Cavaluzzi, R.A.		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Kathy Hirata Chin, Esq.		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Alexander Garvin		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
William J. Grinker		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Kenneth J. Knuckles, Esq.		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
John Merolo		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Edward T. Rogowsky, Commissioners		P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 11:35 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 17, 2001

MEETING AT 10:00 A.M.
in
SPECTOR HALL, 22 READE STREET, N.Y., N.Y.



Rudolph W. Giuliani, Mayor

City of New York

[No. 1]

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**

A

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, JANUARY 17, 2001

Roll Call; approval of minutes	1
I. Scheduling of January 31, 2001	1
II. Public Hearings	26
III. Reports	34

**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 January 31, 2001 in City Hall, Manhattan, New York at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

JANUARY 17, 2001

**APPROVAL OF MINUTES OF Regular Meeting of December 27, 2000
and Special Meeting of January 8, 2001**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 31, 2001
STARTING AT 10:00 A.M.
IN CITY HALL
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CD 3

C 010127 HAX

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 1402, 1412 & 1416 Bristow Street, 1419, 1415 & 1411 Stebbins Avenue and 833, 827 & 825 E. 170th Street (Block 2964, Lots 29, 32, 34, 45, 47, 49, 51, 53 and 55), 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 five story building, tentatively known as Bristow -Stebbins Apartments, with 79 units of housing for low income families and one superintendent's unit, to be developed under the New York State Housing Trust Fund Program.

Resolution for adoption scheduling January 31, 2001 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

CD 3

C 000297 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, **for the disposition of 43 city-owned properties, pursuant to zoning.**

A list and description of the properties can be seen in the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th floor, Brooklyn, NY 11241.

Resolution for adoption scheduling January 31, 2001 for a public hearing.

No. 3 and 4

(Applications for an amendment of the Zoning Map and Zoning Resolution, establishing a new Special Mixed Use District, MX-4: Flushing/Bedford)

No. 3

CD 1 & 3

C 000109 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 12d and 13b:**

- 1- changing from an M1-2 District to an R7-1 District property bounded by Rutledge Street, Wythe Avenue, Wallabout Street, Lynch Street, the southwesterly boundary line of a playground and its northwesterly and southeasterly prolongations, Middleton Street, a line 80 feet northeasterly of Lee Avenue, a line midway between Middleton Street and Lorimer Street, a line 150 feet northeasterly of Lee Avenue, Lorimer Street, Marcy Avenue, Walton Street, Wallabout Street, Marcy Avenue, Flushing Avenue, Lee Avenue, Wallabout Street, the northerly prolongation of a line midway between Spencer Street and Bedford Avenue, Flushing Avenue, Bedford Avenue, Flushing Avenue, Franklin Avenue, Wallabout Street, and Kent Avenue;

- 2- changing from an M3-1 District to an R7-1 District property bounded by Walton Street, Marcy Avenue, and Wallabout Street,
- 3- changing from an M1-1 District to an M1-2/R7-1 District property bounded by Park Avenue, Spencer Street, Myrtle Avenue, Bedford Avenue, a line 100 feet northerly of Myrtle Avenue, and a line midway between Franklin Avenue and Skillman Street;
- 4- changing from an M1-2 District to an M1-2/R7-1 District property bounded by Flushing Avenue, Bedford Avenue, Flushing Avenue, a line midway between Spencer Street and Bedford Avenue, Park Avenue, and Franklin Avenue; and
- 5- establishing a Special Mixed Use District (MX-4) bounded by Flushing Avenue, Bedford Avenue, Flushing Avenue, a line midway between Spencer Street and Bedford Avenue, Park Avenue, Spencer Street, Myrtle Avenue, Bedford Avenue, a line 100 feet northerly of Myrtle Avenue, a line midway between Franklin Avenue and Skillman Street, Park Avenue, and Franklin Avenue;

as shown on a diagram (for illustrative purposes only) dated October 18, 2000 and subject to the conditions of CEQR Declaration E-102.

Resolution for adoption scheduling January 31, 2001 for a public hearing.

No. 4

CD 3

N 000110 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 XII, Chapter 3 (Special Mixed Use District) specifying a Special Mixed Use District (MX-4) in Flushing Bedford.

Resolution for adoption scheduling January 31, 2001 for a public hearing.

NOTICE

On Wednesday, January 31, 2001, at 10:00 a.m., in City Hall, a public hearing is being held by the Department of City Planning in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an amendment to the zoning map to change M1-2 and M3-1 zoning districts

to R7-1 and M1-1 and M1-2 zoning districts to M1-2 /R7-1, for 15 blocks in the Flushing Avenue and Bedford Avenue area of Community Districts 1 and 3 in Brooklyn, as well as a text amendment to Zoning Resolution, Section 123-90, to establish a new Special Mixed-Use District, MX-4: Flushing/Bedford.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 00DCP015K.

No. 5

CD 11

C 000551 PQK

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to section 197-c of the New York City Charter for acquisition of temporary easements in the vicinity of 21st Avenue and 64th Street, (Block 5542, former lot 17, part of lots 18-33, 41 and 44; Block 5549, part of lots 34-37 and 39; Block 5550, part of lots 6 and 11), to facilitate the reconstruction of the 21st Avenue Bridge.

Resolution for adoption scheduling January 31, 2001 for a public hearing.

BOROUGH OF MANHATTAN

No. 6

CD 4

C 000029 ZSM

IN THE MATTER OF an application submitted by West 34th Street, L.L.C. 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 allow an attended public parking garage with a maximum capacity of 250 spaces on portions of the first floor and cellar and in the entire sub-cellar of a proposed 33-story mixed building to be constructed at 315 West 33rd Street (Block 757, Lots 22, 26, 27, 41, 43, 44, 45, 46, 50, and 51), between Eighth and Ninth Avenues, in a C6-4 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 January 31, 2001 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 7

CD 2

C 010053 PSR

IN THE MATTER OF an application submitted by the Department of Sanitation, pursuant to section 197-c of the New York City Charter for **site selection of property located at 310 West Service Road (Block 2685, and p/o Lot 100) for use as a solid waste transfer station.**

Resolution for adoption scheduling January 31, 2001 for a public hearing.

CITYWIDE

(On 2/14/00 an application, N 000244 ZRY, for a Zoning Text Amendment, called the Unified Bulk Program, was referred for review and comment. A City Planning Commission Public Hearing was held on this application on 4/25/00. Following the Public Hearing, the City Planning Commission decided to consider modifications to the referred application that would otherwise have been beyond the scope of the action.

An application, N 000244(A) ZRY, was filed by the Department of City Planning on behalf of the City Planning Commission on 5/3/00 and referred on 5/5/00. That application, as described therein, modified components of the Zoning Text Amendment referred on 2/14/00. A Public Hearing on both the original and modified application was held on 5/23/00.)

No. 8

CITYWIDE

N 000244(B) ZRY

This application, N 000244(B) ZRY, is being filed by the Department of City Planning on behalf of the City Planning Commission. It further modifies the application to permit the City Planning Commission to consider additional modifications that would otherwise be beyond the scope of the action. These changes modify sections of the Modified Zoning Text Amendment, N 000244(A) ZRY, as noted below:

<u>Section</u>	<u>Modification</u>
11-12	R1-2A and R2A are added as new lower density contextual districts.
12-10	Lower density contextual district floor area counting regulations are applied to R1-2A and R2A Districts
23-131	R1-2A and R2A Districts are permitted .5 FAR plus a 20% increase for attic space. No maximum lot coverage would apply; instead lot coverage would be controlled by yard regulations, as in other lower density contextual districts.
23-134	The Forest Hills study area is eliminated.
23-521(a)	R1-2A and R2A (and R2X) are given the 21 foot perimeter wall envelope, and all other R1 and R2 Districts are given the 25 foot high perimeter wall envelope.
23-522(b)(1)	The provision allowing buildings in R6, R7 and R8 non-contextual districts to utilize the alternate envelope if a building on an adjoining lot is more than 10 feet higher than the standard height limit is limited to buildings fronting upon wide streets.
24-11	4 asterisks are added to the heading "lot coverage (percentage of lot area)" in the chart. A footnote is added at the bottom of the chart stating that no maximum lot coverage applies to full block sites or any corner lot of 5,000 square feet or less (the same rule for residential buildings)
26-20	The minimum lot size of 30,000 square feet to qualify for a CPC certification to allow an additional curb cut on narrow streets is eliminated.
33-43	The rule limiting the aggregate area of a tower within 40 feet of a wide street line and 50 feet of a narrow street line is made applicable only where tower floor plate exceeds 15,000 square feet (a 40% tower on a 37,500 square foot lot).
43-256	No rear yard regulations would apply in any M district (rather than only M1-6 Districts) to any through lot contiguous to 2 corner lot portions
43-34	Same as 33-43, made applicable to M1-6 Districts

101-00

Appendix E - Map 4 (Curb Cut Restrictions) is modified to extend curb cut restrictions to Jay Street, from Willoughby to Fulton streets.

Resolution for adoption scheduling January 31, 2001 for a public hearing.

No. 9

CITYWIDE

N 000244 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:

Description of the Proposal - Unified Bulk Regulations

The Unified Bulk Regulations consists of more than 500 pages of zoning text modifications. The new text would modify and replace existing text, add new text, and reorganize and renumber major portions of the Zoning Resolution. For the purpose of this description, the proposal has been divided into seven broad categories of changes: changes affecting height and setback envelopes; changes to other bulk and density regulations; changes affecting split lots and zoning lot mergers; changes to bonuses for public spaces; changes to authorizations and special permits; associated changes; and changes to Special Districts. Each of these categories is summarized below.

Changes Affecting Height and Setback Envelopes The proposed height limits and setback rules would replace the multiple alternative envelopes in the existing text with one or two simple building envelopes for each zoning district. They would eliminate, among other provisions, tower-in-a-park buildings, sky exposure planes and height factor zoning. The proposed envelopes are designed to reflect the general built character of each zoning district. They are more restrictive in terms of height and bulk than the existing zoning, but allow more flexibility than a contextual zoning district. They are designed to allow all the permitted floor area to be used on a typical lot, but to limit the use of techniques that have produced out-of-scale buildings, such as inappropriate transfers of bulk across zoning district boundaries, transfers of unused development rights from existing buildings to a development site, and deductions of mechanical space from zoning floor area. In the highest density districts (R9, R10 and equivalents), for example, the district height limits are designed to accommodate a roughly 10% allowance for mechanical space and 25% for off-site floor area from a zoning lot merger.

Height and setback requirements in contextual zoning districts would not be changed under the Unified Bulk Program. In special districts, minimal changes needed to incorporate the new concepts and terminology of the Unified Bulk Program would be made where necessary.

The proposed height limits would not be applicable in the Special Midtown and Special Lower Manhattan Districts. In the waterfront area, Unified Bulk height and setback rules would apply only to industrial uses currently exempt from the waterfront regulations, and its density regulations would replace the existing underlying regulations. Existing FAR's would be rounded.

In non-contextual medium-density and high-density districts (R6 to R10 and equivalents), two basic building types would be allowed: (1) a shorter contextual building and (2) a taller building with a setback. The goal is to bring new buildings back into scale within each district, but not to constrict them to a purely contextual shape. This approach also reflects the fact that in many districts development occurs in a context of taller buildings that do not hold the street wall. Developers of nonresidential buildings would be able to make a choice about which of the two building types best fits with the program, economics and other elements of a project. Residential buildings would be limited to the contextual shape except in defined circumstances where a taller building would be appropriate - for example, when they are adjacent to elevated structures. The maximum height of the more contextual building would be governed by a "standard" building height limit, which would vary on wide and narrow streets. The maximum height of the taller building would be set by a "district" height limit. The proposed district height limits are generally lower than the building heights that can be achieved under the existing zoning.

Each zoning district would have minimum and maximum heights for a residential building's base. To maintain the character of the streetscape, residential buildings utilizing the contextual shape would not be permitted to set back below the district's minimum base height and would be required to set back above the maximum base height. The minimum required setback would be 10 feet on a wide street and 15 feet on a narrow street. The proposed base heights and standard height limits for most districts are based on the existing Optional Quality Housing height limits.

Residential buildings that share a side lot line with buildings that exceed the "standard" height by at least ten feet; that are located on full-block sites; that are part of Large Scale Residential Developments or General Large Scale Developments; or that are adjacent to elevated transit or road structures would be permitted to exceed the standard building height limit, up to the district height limit, and would not be required to set back further if they are set back from the street at grade. These buildings would be required to cover 33 percent of the lot at all levels below the top story to limit the potential for zoning lot mergers.

Commercial and community facility buildings could also be developed up to the district height limit and, when developed at the street line, would be required to set back at the maximum base height. However, commercial and community facility buildings that set back at street level would not be required to set back farther at the maximum base height.

Bulk Requirements in High Density Commercial Districts In the high density commercial districts (C4, C5 and C6 districts of 10 FAR or more), the proposed district height limits are 420, 495 or 720 feet reflecting the amount of commercial floor area permitted. These height

limits were selected with the intention of allowing design flexibility within an envelope that accommodates a full build-out of the permitted floor area of a development site with a commercial tower occupying 40% of the zoning lot and floor-to-floor heights of 12 feet, together with an allocation for mechanical space (10% of building floor area) and for floor area from a zoning lot merger (25%). The height limits are designed to cap both deductions from zoning floor area for mechanical space and transfers of floor area by zoning lot merger, which sometimes have exceeded these percentages. Commercial and community facility buildings could set back from the street and then rise to the district height limit.

Residential buildings would be subject to the same district height limits in these commercial districts, but, unlike the commercial and community facility buildings, would be subject to the modified tower-on-a-base regulations described below.

Bulk Requirements in High Density Residential Districts The slimmer residential towers in high-density non-contextual residential districts (R9 and R10) have a more intimate relationship to the street and do not have the programmatic requirements of commercial and community facility buildings, which generate taller buildings. Accordingly, residential buildings in these districts would be subject not only to a shorter 360 foot height limit but to tighter building envelope requirements designed to produce a street wall that respects the prevailing scale of development and allows adequate light. The height limit, but not the tighter building envelope, would apply to community facility buildings in these districts.

Any tower with more than 25 percent of its floor area devoted to residential use would be subject to revised tower-on-a-base regulations. A residential building's base would be required to hold the street wall and would have a maximum height of 85 feet. Tower-on-a-base regulations would apply for the first time on narrow streets and would be modified to provide greater design flexibility without jeopardizing the objectives of limiting height, constraining zoning lot mergers and establishing a street wall. The changes would be as follows:

Establish street wall requirements for narrow streets. A street wall of from 45 to 85 feet high would be required for 70% of the lot line on narrow streets. Currently there are no such requirements beyond 100 feet of wide street.

Limit the placement of mid-lot towers. Currently, towers are permitted in the middle of a through lot in all districts that permit residential towers. In order to constrain such midblock towers, the rear yard equivalent requirements would be modified for through lots to require that mid-lot towers be located at least 30 feet from all side lot lines.

Simplify street wall requirements. The existing street wall recess and required match-up provisions would be eliminated, because they are too complicated and place unnecessary constraints on building design. Currently, developers are required to match building base heights to adjacent building heights if it is between 60 to 85 feet high and within ten feet of the street line. Architects have complained

that the existing rules limit their ability to articulate a facade. A new building would be permitted to increase its street wall height to 100 feet in order to match-up with an adjacent street wall.

Waive street wall requirements at locations with minimal street wall character or adjacent to elevated structures such as subways or bridge abutments. The Tower-on-a-Base regulations were developed to ensure that the bases of residential towers were consistent with neighboring buildings. There are some settings, however, where the existing streetscape does not justify the street wall requirement, such as areas extensively developed pursuant to the 1961 bulk regulations where there is no defined street wall and areas where elevated subways, bridges and other structures make street walls inappropriate. In addition, street wall requirements would not apply to full-block sites.

Apply minimum tower coverage to all districts with a 360-foot height limit. The minimum tower coverage requirement (33% of the zoning lot) currently applicable on wide streets would be expanded to apply to all developments in R9, R10 and C1 and C2 equivalent districts that have a height limit of 360 feet. This change would reduce the amount of floor area that can be added to a building by means of a zoning lot merger. This requirement would not apply to C4, C5 and C6 districts with R9 or R10 equivalents, where commercial buildings that are not subject to the tower coverage requirement can rise above 360 feet.

Eliminate "packing the bulk". The "packing-the-bulk" rule requires that 55% of the floor area on a zoning lot be located below a height of 150 feet. The rule was intended to limit transfers of floor area by zoning lot mergers and by doing so to limit the height of the building. A review of existing tower-on-a-base buildings, however, shows that the minimum 33% tower-coverage requirement adequately addresses these concerns. The proposed district height limit would provide the definitive answer to concerns about building height.

Bulk Requirements in Lower-Density Districts for Residential Building Residential buildings in the lowest-density districts (R1 and R2) would be subject to a contextual envelope to replace the 1961 height and setback rules. The maximum lot coverage would be 35%. The maximum perimeter wall height would be 21 feet, with a sloping roof rising to 35 feet (the current R4A envelope), except on large lots where the perimeter wall could rise to 35 feet.

Such provisions are not needed in R3 to R5 districts, where residential buildings are already limited to a contextual envelope based on the small-scale building patterns of residences.

Bulk Requirements in Lower Density Districts for Community Facility, Commercial and Manufacturing Developments In R1-R5 districts, equivalent commercial overlays, C3, C4-1, C8-1 and M1-1 districts, bulk rules suitable for residential buildings do not work for community facility, commercial and manufacturing buildings, which require larger interior

spaces. These buildings, where permitted, would be subject to new height and setback regulations that would provide more certainty as to scale than the existing sky exposure plane regulations. Again, two basic building types would be allowed. A contextual building could rise to a standard height limit of 50 feet, with a maximum base height of 30 feet. Above the maximum base height, setbacks of 10 feet on a wide street and 15 feet on a narrow street would be required. A taller building would be permitted only in limited situations -- to provide greater flexibility on community facility campuses and to accommodate structures needed for some industrial processes. In these settings, buildings could rise to the district height limit of 90 feet but would be limited to structures erected more than 100 feet from a street.

Bulk Requirements in Medium and High-Density Manufacturing Districts Many of the city's high-density manufacturing districts that allow an FAR of 10 (M1-6), developed with old loft buildings, have a significantly different character from areas developed later with taller buildings. Therefore, M1-6 districts generally would have a 210-foot height limit consistent with this high-density context, but no towers or plaza bonuses would be permitted. Exceptions would be made for districts in Manhattan where there are already towers, and loft buildings are interspersed with office development. Towers up to 495 feet (with a 40% coverage requirement) would be permitted in the M1-6 districts in Midtown Manhattan, such as the Garment District, Garment Center East and the area west of Penn Station. In medium-density manufacturing districts that allow an FAR of between 2 and 5 FAR for commercial or manufacturing buildings (M1-2 through M1-5, M2 and M3), each district would have a maximum base height and district height limit commensurate with the heights of existing buildings in these districts and the programmatic needs of industrial structures.

Regulations for Existing Tower-in-the-Park Developments Existing "tower-in-the-park" residential developments were allowed to include taller buildings in exchange for additional open space and consequently many did not build out their full floor area. To preserve these open spaces, restrictions would be placed on enlargements of these developments. As-of-right enlargements of existing developments that exceed the standard height limit would not be permitted unless the lot area retained as open space is 70% in R6 districts, 65% in R7 districts and 60% in R8 districts. The City Planning Commission could authorize a reduction of the open space upon a finding that the remaining open space is adequate for the enlarged development and that the enlargement enhances the development's relationship to the surrounding community.

Changes to Other Bulk and Density Regulations Several changes would serve the important purpose of providing a more unified, simpler set of residential bulk and density regulations:

Floor Area Ratios The Unified Bulk Program would replace the current range of interconnected floor area ratios and open space ratios of the 1961 zoning with a single floor area ratio and coverage requirement for each district. FAR currently measured to the second decimal place (hundredths) would be measured to a single decimal place (tenths). This would

be a marginal increase from the height factor maximums in some districts and a marginal decrease in others. On narrow streets in R6 districts, the maximum floor area ratio would decrease from 2.43 to 2.2. (Community facility FAR would be correspondingly lowered from 4.8 to 4.4).

The current increase in FAR available for contextual development on wide streets outside the Manhattan core under the optional Quality Housing regulations (to 3.0 in R6 districts, 4.0 in R7 districts and 7.2 in R8 districts), would be maintained in the same locations for developments that do not exceed the standard height.

Density Controls The use of zoning room counts as a control on density in R6 - R10 districts would be replaced with dwelling unit (or where permitted rooming unit) counts based on the permitted residential floor area. Dwelling unit counts are already used in R1 - R5 districts, contextual R6 through R10 districts, the R6-R10 Quality Housing Optional Regulations, residential conversions in the community districts covered by Section 15-00, in the Special Mixed Use Districts and in the waterfront regulations.

These density controls would also apply to the residential conversion of existing non-residential buildings governed by Section 15-00, which would marginally increase the permitted density in conversions of buildings with more floor area than permitted in the underlying zoning district.

The Quality Housing Program The Quality Housing Program would be eliminated. Its standards would be integrated into the generic regulations and would apply to all residential buildings containing more than nine dwelling units. The floor area deductions would only be available to buildings using the standard envelope.

The areas, called Study Areas, where the optional contextual regulations do not apply at present, would receive special regulations. These would limit residential buildings on the remaining applicable Study Area lots containing small homes to no more than four stories, and set the FAR at 1.85 for four story buildings and 1.62 for buildings of three or fewer stories. This would keep the current effective FARs for the buildings typically developed in these areas in place until rezoning studies are finished.

Changes Affecting Split Lots and Zoning Lot Mergers The rules governing zoning lots that are split by zoning district boundaries would be clarified and simplified to ensure greater predictability. Each portion of the lot would have to comply with all applicable use, bulk and parking regulations except as noted below.

Floor Area No floor area could be transferred across a district boundary on a split lot, except as follows:

Split lots where the zoning districts on both sides of the boundary have comparable floor area, height, setback and bulk controls would be treated like any other zoning lot -- as they are under the existing zoning. However, districts with similar floor

area regulations for some uses but different height and setback regulations or different floor area regulations for other uses would no longer be considered comparable. To eliminate current ambiguities, the zoning would include a definitive list of the districts that are "comparable" for purposes of the transfer of floor area across district lines. This would prevent inappropriate shifts of floor area between Districts.

Split lots which were single zoning lots at the time the zoning district boundary splitting the lot was drawn, would be treated as if the entire lot were in the zoning district covering the larger portion of the lot if the smaller portion of the split lot is less than 25 feet wide. Where the smaller portion of the lot is more than 25 feet wide, floor area and density on a split lot could be shifted from the higher density district to the lower density only in an amount up to the weighted average FAR or density for the entire zoning lot. The weighted average rule applies today. However, because of ambiguities in the text, it is not always clear when a district is comparable and when the weighted average provisions apply.

In contextual developments outside Manhattan Community Boards 1 through 8, floor area and density could be shifted from the portion of a split lot in the lower-density district to the portion in the higher-density district, subject to a 20% cap on any increase in the higher density district. The same rule would apply within a single zoning district where a zoning lot is subject to different floor area ratios on different parts of the lot (for example in R6 districts where the FAR is 3.0 within 100 feet of a wide street and 2.2 elsewhere).

Density Dwelling units or rooming units (where permitted) could be located in any permitted residential floor area.

Lot Coverage Lot coverage could be averaged for any lot, and the requirement could be met anywhere on the lot.

Parking and Loading Parking and loading requirements could be averaged for any lot, and the parking or loading could be located anywhere on the lot in accordance with underlying curb cut and location regulations.

Changes Affecting Bonuses for Public Spaces

Elimination of Bonuses Many of the public spaces that have received floor area bonuses under the existing zoning have been found to produce only limited public benefits and are inconsistent with the goal of enhancing the street wall character of residential neighborhoods, which is one of the goals addressed by the Unified Bulk Program. Accordingly, bonuses for the following would be eliminated:

As-of-right residential plazas, which are inconsistent with the street wall character of neighborhoods and tend to become privatized.

Arcades, which are seldom built and undermine the street wall.

Through-block arcades, which, as a rule, contribute little except when they are part of a planned pedestrian network.

Sidewalk widenings, which, when located without regard to pedestrian volumes, are unnecessary.

Elevated and sunken plazas, which are inconsistent with the goal of assuring that public plazas are readily accessible.

Plazas in M1-6 districts characterized by pre-war loft buildings except in those Manhattan districts where new commercial towers are permitted.

Plazas in C6-1 (other than C6-1A) and C6-2 districts, the only generic middle-density districts that currently offer a plaza bonus. Density and pedestrian traffic in these districts do not justify the provision of the bonus.

Residential buildings in high-density C4, C5 and C6 districts would have a special permit bonus for an open space amenity based on superior design and the need for such amenity, ability to maximize sunlight on nearby parks or playgrounds and enhance the relationship of the development to the surrounding neighborhood.

Commercial and Community Facility Plazas Commercial and community facility plazas, given the public nature of the buildings that adjoin them, generally provide a valuable public amenity. The bonus for these amenities would be retained. Both types of plazas would be required to meet the updated and more exacting Urban Plaza standards. This change would leave the Zoning Resolution with one set of plaza design guidelines.

Approvals for Reductions in Bonused Public Spaces Currently, a special permit is required to reduce the size of a public space that generated a floor area bonus, unless there is a corresponding reduction in the floor area of the building or the substitution of equivalent complying space. However, transfers of floor area through zoning lot mergers or conversion of zoning floor area to mechanical space, which does not count as zoning floor area, have been used to reduce a building's reliance on a bonused public space to justify its zoning floor area and hence to enable a reduction in the size of the bonused space. The City Planning Commission has no opportunity to review the effects of such a modification on the public space. For this reason, any reduction of a public space that generated a floor area bonus would require a special permit.

Many developments containing bonused public space contain more open area than was required to generate the bonus floor area actually built. Assuming that other regulations are complied with, this excess space can be developed. A certification would be required, however, to ensure that the bonused public space still complies with the zoning requirements

after it has been modified.

Changes Affecting Authorizations and Special Permits No system of bulk requirements is perfect. Inevitably, the proposed tightening of building envelopes will produce some situations where the rules do not produce the desired result in a specific location. For this reason, the Unified Bulk Program would replace existing approvals for bulk waivers with a broader two-tiered approach to waivers. Minor modifications of all street wall, coverage, court and distance between building regulations would be available by City Planning Commission authorization, if found to be consistent with and enhancing of neighborhood character. A City Planning Commission special permit would be available for more significant modifications, relating to height, tower coverage, street wall and yard regulations. To encourage innovation and quality architecture, this special permit would include a finding that the design of the development is of superior quality. A panel of architects and others concerned with design issues would be established to advise the City Planning Commission on the design merits of these special permit applications

Another City Planning Commission special permit would replace an existing Board of Standards and Appeals special permit. It would be available to community facility uses to provide flexibility for unique programmatic requirements or to integrating new buildings into existing campuses. The current BSA special permit is limited to campuses that existed in 1961. That special permit would be eliminated.

Associated Changes To implement the objectives of the Unified Bulk Program, the proposal would reorganize and consolidate a number of regulations.

The current Resolution's several dormer rules and separate balcony rules for the contextual and non-contextual districts, which do not differ significantly, would be merged.

The sole existing C5-2A district would be eliminated. It is mapped only along Manhattan's Lexington Avenue between 54th and 57th streets. As described in greater detail in the following section, the Department is proposing a related action that would rezone this portion of Lexington Avenue as a C5-2.5 district within the Special Midtown district with the same FAR and a similar bulk envelope.

A generic C5-2A district with the R10A bulk envelope would be established. This district would be the same as the existing C6-4A district but limited to only C5 uses. The Department expects to submit an application to map this designation in portions of the Park Avenue South area of Manhattan within the near future.

The current optional Quality Housing parking requirements would apply to new developments and enlargements that do not exceed the standard height limits. Existing 1961 parking requirements would be retained for developments that exceed these new envelopes (and have more on-site land available for parking).

Existing buildings would be required to retain all previously required parking.

The existing R10 Infill regulations, a precursor to contextual zoning applicable in Manhattan Community District 7, would be eliminated, although the 10 FAR requirement would be retained. Since the adoption of the Infill regulations, most of the R10 districts in Community Board 7 have been rezoned to R10A. The proposed new R10 height and setback regulations would be appropriate for the handful of potential development sites in the remaining R10 districts in Community District 7.

The R7-3 and R9-1 districts, which currently are only available for mapping on waterfront blocks or in Special Mixed Use districts, would be eliminated from those regulations and established as generic districts.

Two of the four limited height districts, LH-2 and LH-3, have never been mapped. They would be eliminated since contextual districts are available to control height.

The height of all developments in residential and commercial districts would be measured from the base plane. This would provide greater certainty as to the effectiveness of the new height limits in areas where residences are permitted. Currently, height is measured from curb level in non-contextual districts, and from the base plane in R6-R10 contextual districts and for residential buildings in R3-R5 districts, and for buildings under the optional Quality Housing regulations.

The minimum distance between towers for twin or multiple tower buildings would be set at 45 feet, where the facing towers are no more than 60 feet deep, to make this building type practical. Currently, the minimum distance is 60 feet.

The rules regulating elevator and stair bulkheads would be clarified to ensure sufficient room for bulkheads on small lots.

To protect adjacent residential rear yards, rear yard equivalents would be required for through lots in C6-2A and C6-3A districts above the lesser of two stories or 30 feet. Currently, a rear yard equivalent is required only for residential buildings.

Changes to Special Districts. There are 32 Special Purpose Districts that have additional zoning regulations designed to achieve specific, localized planning objectives in individual communities. Most of these districts incorporate bulk regulations that supplement or supercede the underlying zoning. Where necessary these districts would be revised to insure that the revised bulk requirements do not undermine the intentions of the individual Special District.

(On April 5, 2000, Cal. No. 7, the Commission scheduled April 25, 2000 for a public hearing. On April 25, 2001, Cal. No. 8, the hearing was closed.)

Resolution for adoption scheduling January 31, 2001 for a re-opened public hearing.

No. 10

CITYWIDE

N 000244(A) 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 **amendment of the Zoning Resolution** of the City of New York relating to various sections as follows:

Modifications to the following components of the proposal were calendared for review and comment at the second Public Hearing, which took place on May 23, 2000, as described below. All references to Zoning Resolution sections are to the proposed text referred on 2/14/00.

Standard Envelope Controls

Modification of the Standard Envelope controls to eliminate the rear yard setback regulations of section 23-663(a).

Modification of the section 23-522(a) Standard Envelope controls to permit a 5 foot reduction of the required 10 foot front setback to 5 feet if a landscaped area of not less than 5 feet is provided at grade.

Modification of section 23-522(a) to provide the wide street Standard Envelope to Non-profit Housing for the Elderly located on narrow streets in R6 Districts.

Alternate Envelope in Medium Density Districts

Modification of sections 23-522(b)(1) and 23-522(b)(2) to eliminate the 33 percent minimum coverage requirement for developments located on a zoning lot which does not contain existing buildings.

Modification of section 23-522(b)(1) to restrict the Alternate height and setback regulations for buildings or other structures that are located on a zoning lot that has a side lot line contiguous for a distance of at least 70 feet, on which a building is located that exceeds the standard building height by at least 10 feet; to situations in

which such building which exceeds the standard building height by at least 10 feet existed at the date of adoption of the proposal.

Modification of section 23-522(b)(1) to restrict the narrow street applicability of the Alternate height and setback regulations for buildings or other structures that are located on a zoning lot that has a side lot line contiguous for a distance of at least 70 feet, on which a building is located that exceeds the standard building height by at least 10 feet; to situations in which such existing building is located wholly or partially beyond 100 feet of a wide street.

Modification of section 23-522(b)(1) to restrict the height of the building or other structure developed pursuant to the Alternate height and setback regulations when such buildings or other structures that are located on a zoning lot that has a side lot line contiguous for a distance of at least 70 feet, on which a building is located that exceeds the standard building height by at least 10 feet; to not more than the height of the building which exceeds the standard building height.

Modification of section 23-522(b)(3) to waive the 33% minimum coverage regulation by authorization in order to permit buildings to use the Alternate height and setback regulations when an existing building which is located on the same zoning lot exceeds the standard building height by more than 10 feet.

Community Facility Envelopes

Modification of the chart in section 24-11 to increase the permitted lot coverage of community facility buildings on interior lots from 65 to 70 percent in R6 through R10 districts and to increase the permitted lot coverage of community facility buildings on corner lots from 70 to 100 percent in R6 and R7 districts and from 75 to 100 percent in R8 through R10 districts.

Tower-on-a-Base Regulations

Modification of sections 23-531(b) and 35-622(h) to reduce the 33 percent minimum tower coverage regulation to 25 percent.

Modification of section 35-622(f) to exclude any existing floor area located below a height of 150 feet when calculating maximum tower coverage in C4, C5 and C6 districts.

Modification of section 35-53 to re-establish all existing rear yard equivalents for developments on through lots in C4, C5 and C6 districts when any required building base of such developments does not contain residential floor area.

Modification of the street wall regulations of sections 23-531(c)(1) and 35-622(a) to permit larger corner cut-outs (up to 15 feet on a wide street and 20 feet on a narrow street) and to further regulate the distance between such cut-outs and other permitted recesses.

Sliver Regulations

Modification of section 23-552 to: 1) restore the exemption of all stories located above the required base from the sliver regulations in the contextual districts, except in C6-4X Districts, 2) apply this same regulation to the Standard Envelope and 3) increase the exemption from the sliver regulations of the top story of all buildings developed pursuant to the tower-on-a-base regulations to the top four stories of such buildings.

Manufacturing District Envelopes

Modification of section 43-332 to provide the wide street envelope (with an lot portion of a zoning lot which also contains two corner lots in a M1-6 district.

Modification of section 43-256 to eliminate the rear yard requirement for the through lot portion of a zoning lot which also contains two corner lots in a M1-6 district.

Mechanical Space/ Bulkheads

Modification of sections 35-61 and 43-32(j) to permit accessory antennas or antenna masts of unlimited height, provided that the horizontal lot coverage of such antenna or antenna mast does not exceed 18 feet in any direction, as a permitted obstruction of the height and setback regulations in M, C4, C5 and C6 districts.

Modification of section 43-32(d)(3) to permit bulkheads with a lot coverage of not more than 40 percent and a height limit of 60 feet for all Use Group 6D accessory mechanical equipment in M Districts.

Split Lot Regulations

Modification of the section 74-72 special permit to allow the transfer of floor area between portions of a split lot not otherwise permitted by section 77-00 and to waive the other split lot requirements of section 77-00, by special permit.

Modification of the Comparable Districts chart of section 77-42 to limit the

comparability of C4-7, C5-2, C5-4, C6-4, C6-5 and C6-8 to only those M1-6 districts which are subject to the tower regulations of section 43-34, and to make other M1-6 districts comparable to C4-7A, C5-2A and C6-4A districts.

Modification of the Special Union Square District, section 118-00, to permit the residential floor area from a portion of a split lot located outside of the special district to be transferred to the portion of the split lot located within the special district.

Lower Density Districts

Modification of section 23-521(a) to apply the R4-1 height and setback regulations, with a 25 foot perimeter wall and a maximum height of 35 feet, to R1 and R2 districts.

Vesting

Modification of section 11-332 to provide an additional 6 months, for a total of 9 months by approval of the Board of Standards and Appeals to complete construction for "other construction" which has a Building Permit but has not completed construction on the date of adoption.

Special Midtown District/ Lexington Avenue Zoning Map Amendment

Modification of section 81-211 to prohibit plazas within 100 feet of a wide street in C5-2.5 districts and modification of Map 2 to extend mandatory street wall continuity requirements on the 55th and 56th street side streets within 100 feet of Lexington Avenue.

Special Downtown Brooklyn District

Modification of section 101-11(a) and Map 6 of the Special Downtown Brooklyn District to restrict the blocks between Schmerhorn and Livingston streets to the Standard Envelope with a maximum height limit of 210 feet.

Modification of section 101-11(a) to permit the use of the minimum 60 foot base height of the underlying C6-1 district for development pursuant to the Standard Envelope.

Modification of sections 101-10, 101-11(b), 101-12 and Map 2 of the special district to extend the mandatory retail continuity and fenestration requirements to

Smith Street between Atlantic Avenue and Fulton Street and Bridge, Jay and Lawrence streets between Willoughby and Fulton streets.

Modification of Map 6 of the special district to make the portion of Smith Street between Atlantic and State streets now part of Area A, part of Area B which reduces the height limit from 210 feet to 140 feet.

Special Bay Ridge District

Modification of section 114-51 to restrict the floor area ratio in Area E to 3.17 and section 114-53 to retain the 60 percent parking requirement on lots of more than 10,000 square feet in R7-1 districts in Area E.

Clarifications and Corrections

Clarifications and corrections are also proposed to the following sections as described below:

- 12-10 Definition of lot coverage clarified to exclude permitted obstructions.
- 23-122(d) clarification on measurement of recessed balconies
- 23-133 Clarification that lot coverage for non-profit residences for the elderly on zoning lots containing tall buildings is restricted as set forth in Section 23-133

 Open space requirement added for zoning lots containing tall buildings in R6 R7 and R8 Districts
- 23-135 FAR for non-profit residences for the elderly in R6 and R6A Districts restored to 3.9 from 4.0
- 23-22 Language restricting dwelling units in R1 through R5 districts to one family added (This restriction currently exists in Section 23-224)
- 23-24 Method used for determining allowable density for mixed buildings clarified
- 23-43 Passageway connecting two lobbies measured from yard level rather than grade
- 23-469 Rewritten for clarity and ability to eliminate special district cross referencing

- 23-51 "Accessory" added to mechanical equipment for permitted obstructions
- 23-521(d) Side and rear setback requirements for R5 Districts relocated from Section 23-661.
- 23-521(h) Cross reference to 23-66 eliminated
- 23-522(b) Alternate Height and Setback Regulations. Reorganized for clarity
- 23-522(b)(2) Buildings opposite elevated highway or railways must be within 150 feet of such structures
- 23-522(b)(5) R10H exclusion added
- 23-523(b) Rear setback requirement for R6 through R10 contextual districts relocated from Section 23-633. Cross reference to Section 23-531 corrected
- 23-531(a) R10H exclusion added
- 23-55 Section renumbered (was 23-56) cross references changed in Sections 23-51 and 23-52
- 23-551 Section renumbered (was 23-561) cross references changed in Sections 11-12 and 12-10
- 23-552 Section renumbered (was 23-562); cross references changed in Sections 24-482, 33-462, 34-24(d) and 35-61
- Any "applicable" height limitations added for clarity
- 23-661 Section required setback above 30 feet. Eliminated for R1 and R2 Districts as proposed 23-521(a) requires setback above 25 feet and provisions relating to R5 Districts relocated to Section 23-521(d)
- 23-662 Obsolete side and rear yard setback regulations eliminated
- 23-663(b) Rear setback requirement for contextual districts relocated to Section 23-523(b)(3)
- 24-11 Section modified to apply only to community facility buildings
- Rule limiting FAR to 10 in CB 7 Manhattan restored
- 24-111 Chart containing special floor are regulations for community facilities

with sleeping accommodations restored and rounded

- 24-151 Section modified to refer maximum FAR for residential portion of mixed building to Article 2 Chapter 3, and refer maximum lot coverage to 24-11
- 24-152 New section sets forth maximum community facility FAR in a mixed building in a new table
- 24-153 New section sets forth maximum FAR in a mixed building
- 24-154 Section number changed (was 24-153) Section relating to open space made inapplicable to R9 Districts, since this district would no longer have an open space requirement
- 24-20 Method used for determining allowable density in mixed buildings clarified
- 24-422 Clarification that building with a 140 foot height limit cannot contain residential use
- 24-43 R10H exclusion added (also effects 24-431 and 24-432)
- 24-433 New Section for R10X Towers
- 25-621(b)(2) R6B, R7B and R8B deleted; they are covered in paragraph (c) and (d)
- 26-01 Streetscape requirements made inapplicable to buildings converted pursuant to Article 1 Chapter 5 (existing regulation)
- 33-422 Clarification that building with a 140 foot height limit cannot contain residential use, but may contain up to 2 floors of any permitted commercial use
- 35-22 Paragraphs (a) and (b) consolidated for clarity
- 35-33 Residential lot coverage for mixed buildings excluded for first story in C1, C2 and C3 Districts, and for first and second stories in new buildings in C1 and C2 Districts with R9 and R10 equivalents

Residential lot coverage for mixed buildings excluded for first and second stories in C4, C5 and C6 Districts, and applied above second story at level of lowest story containing residential use
- 35-40 Method used for determining allowable density in mixed buildings clarified

- 35-61 Clarification that sliver rules do not apply to mixed buildings in high C non-contextual zones
- 35-621 Heading with lists of districts reformatted
- 35-622(a) Street wall required to extend along entire wide street frontage (existing rule)
- 35-622(j) Buildings opposite elevated highway or railways must be within 150 feet of such structure to be exempt from base requirements
- 43-32(d) "Accessory" added for mechanical equipment permitted obstruction
- 74-24 First 2 paragraphs rewritten for clarity
- 74-54 To be eligible for CF special permit, building cannot contain residential use, but may contain up to 2 floors of commercial use, where permitted
- 74-72 First 2 paragraphs rewritten for clarity
- 77-22 Floor area averaging rewritten for clarity
- 78-31 Modification of "periphery" description to clarify when a height and setback waiver is by special permit or by authorization
- 81-23 The provisions for urban plazas in Article 3, Chapters 3, 4 and 5 are made inapplicable, to clarify that a special permit is not required in C4, C5 or C6 Districts where 25% or more of the floor area is in residential use
- 81-243 Section deleted; no longer necessary since 23-469 amended
- 111-104(c) Area A3 maximum FAR eliminated; not necessary since no modification is made
- 114-52 Section number changed (was 114-51)

(On May 1, 2000, Cal. No. 3, the Commission scheduled May 23, 2000 for a public hearing. On May 23, 2000, Cal. No. 4, the hearing was closed.)

Resolution for adoption scheduling January 31, 2001 for a re-opened public hearing.

NOTICE

On Wednesday, January 31, 2001 at 10:00 a.m. in City Hall, a public hearing is being re-opened by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the Unified Bulk Program and Related Zoning Map and Text Amendments, a proposal by the Department of City Planning for three interrelated zoning actions: 1) the Unified Bulk Program, a citywide zoning text amendment intended to simplify, rationalize and improve controls on the height and massing of development, 2) the Lexington Avenue Rezoning, which would rezone several blocks along Lexington Avenue between East 54th Street and East 57th Street from C5-2A to C5-2.5(MiD) and extend the Special Midtown District to include this area, and 3) zoning map and text amendments to create a new special district in the central business district of Downtown Brooklyn.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review Act (CEQR), CEQR No. 00DCP034Y.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 11

CD 11, 12

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PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City charter for **an amendment of the Zoning Map, Section Nos. 2b and 4a:**

1. changing from a C8-1 District to an R6 District property bounded by White Plains Road, a line 100 feet southerly of Mace Avenue, Cruger Avenue, Mace Avenue, Boston Road, Waring Avenue, the center line of former Cruger Avenue, and Astor Avenue;
2. changing from a C8-1 District to an R6B district property bounded by Holland Avenue, a line 100 feet northwesterly of Boston Road, Barnes Avenue, Allerton Avenue, Matthews Avenue, a line 200 feet northwesterly of Boston Road, Bronxwood Avenue, a line 150 feet southerly of Allerton Avenue, Matthews Avenue, a line 100 feet southeasterly of Boston Road, Wallace Avenue, and Mace Avenue;
3. changing from a C8-1 District to an R5 District property bounded by:
 - a) Arnow Avenue, Colden Avenue, a line 100 feet northwesterly of Boston Road, Paulding Avenue, Adee Avenue, Hone Avenue, a line 100 feet northwesterly of Boston Road, Burke Avenue, Lurting Avenue, East Gun Hill Road, a line 100 feet northwesterly of Boston Road, East 212th Street, Boston Road, Pearsall Avenue, a line 100 feet southeasterly of Boston Road, East Gun Hill Road, Hering Avenue, a line 100 feet southeasterly of Boston Road, Yates Avenue, Burke Avenue, Laconia Avenue, a line 100 feet southeasterly of Boston Road, a line 100 feet northerly of Adee Avenue, Lurting Avenue, Adee Avenue, Boston Road, Colden Avenue, Allerton Avenue, and Bronxwood Avenue;
 - b) Eastchester Road, a line 100 feet northwesterly of Boston Road, East 223rd Street, Boston Road, Wickham Avenue, a line perpendicular to the easterly street line of Gunther Avenue commencing at the point of

intersection of a line 100 feet southeasterly of Boston Road with the easterly street line of Gunther Avenue, a line 100 feet southeasterly of Boston Road, Kingsland Avenue, and Boston Road; and

- c) Ely Avenue, a line 100 feet northwesterly of Boston Road, Baychester Avenue, and Boston Road;
- 4) changing from a C8-1 District to an R4 District property bounded by:
- a) Boston Road, Adee Avenue, Lurting Avenue, a line 100 feet southerly of Adee Avenue, Hone Avenue, a line 100 feet southeasterly of Boston Road, a line 100 feet easterly of Paulding Avenue, and Arnow Avenue,
 - b) Boston Road, Baychester Avenue, a line 100 feet southeasterly of Boston Road, and Ely Avenue; and
 - c) a line 100 feet northwesterly of Boston Road, De Reimer Avenue, Boston Road, and Baychester Avenue;
- 5) changing from an C4-2 District to an R5 District property bounded by East 214th Street, Wilson Avenue, Boston Road, East 213th Street, and a line 200 feet northwesterly of Boston Road;
- 6) changing from a C4-2 District to an R6 District property bounded by Wilson Avenue, East 214th Street, a line 200 feet northwesterly of Boston Road, Eastchester Road, Boston Road, Corsa Avenue, a line 200 feet southeasterly of Boston Road, Pearsall Avenue, and Boston Road;
- 7) changing a C8-1 District to an M1-1 District property bounded by Boston Road, De Reimer Avenue and its southerly prolongation, the westerly boundary line of the NYCTA right-of-way, and Baychester Avenue;
- 8) establishing within a proposed R6 District a C2-3 District bounded by:
- a) White Plains Road, a line 100 feet southerly of Mace Avenue, Cruger Avenue, Mace Avenue, Boston Road, Waring Avenue, the center line of former Cruger Avenue, and Astor Avenue; and
 - b) a line 100 feet northwesterly of Boston Road, Eastchester Road, Boston Road, Corsa Avenue, a line 100 feet southeasterly of Boston Road, Pearsall Avenue, Boston Road, and Wilson Avenue;
- 9) establishing within a proposed R6B District a C2-3 District bounded by Holland Avenue, a line 100 feet northwesterly of Boston Road, Barnes Avenue, Allerton Avenue, Matthews Avenue, a line 200 feet northwesterly of Boston Road,

Bronxwood Avenue, a line 150 feet southerly of Allerton Avenue, Matthews Avenue, a line 100 feet southeasterly of Boston Road, Wallace Avenue, and Mace Avenue;

- 10) establishing within a proposed R5 District a C2-3 District bounded by:
- a) Arnow Avenue, Colden Avenue, a line 100 feet northwesterly of Boston Road, Paulding Avenue, Adee Avenue, Hone Avenue, a line 100 feet northwesterly of Boston Road, Burke Avenue, Lurting Avenue, a line 100 feet northwesterly of Boston Road, a line 100 feet westerly of Laconia Avenue, a line 100 feet southerly of East Gun Hill Road, Lurting Avenue, East Gun Hill Road, a line 100 feet northwesterly of Boston Road, East 212th Street, Boston Road, Pearsall Avenue, a line 100 feet southeasterly of Boston Road, East Gun Hill Road, Hering Avenue, a line 100 feet southeasterly of Boston Road, Yates Avenue, Burke Avenue, Laconia Avenue, a line 100 feet southeasterly of Boston Road, a line 100 feet northerly of Adee Avenue, Lurting Avenue, Adee Avenue, Boston Road, Colden Avenue, Allerton Avenue, and Bronxwood Avenue;
 - b) Wilson Avenue, Boston Road, East 213th Street, and a line 100 feet northwesterly of Boston Road;
 - c) a line 100 feet northwesterly of Boston Road, East 223rd Street, Boston Road, Wickham Avenue, a line perpendicular to the easterly street line of Gunther Avenue commencing at the point of intersection of a line 100 feet southeasterly of Boston Road with the easterly street line of Gunther Avenue, a line 100 feet southeasterly of Boston Road, Kingsland Avenue, Boston Road, and Eastchester Road; and
 - d) a line 100 feet northwesterly of Boston Road, Baychester Avenue, Boston Road, and Ely Avenue;
- 11) establishing within a proposed R4 District a C2-3 District bounded by:
- a) Boston Road, Adee Avenue, Lurting Avenue, a line 100 feet southerly of Adee Avenue, Hone Avenue, a line 100 feet southeasterly of Boston Road, a line 100 feet easterly of Paulding Avenue, and Arnow Avenue;
 - b) Boston Road, Baychester Avenue, a line 100 feet southeasterly of Boston Road, and Ely Avenue; and
 - c) a line 100 feet northwesterly of Boston Road, De Reimer Avenue, Boston Road, and Baychester Avenue;

as shown on a diagram (for illustrative purposes only) dated September 18, 2000 and subject

to the conditions of CEQR Declaration E-100.

(On December 27, 2000, Cal. No. 1, the Commission scheduled January 17, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 12

CD 9

C 000041 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of three (3) city-owned properties, pursuant to zoning.**

<u>Block</u>	<u>Lot</u>	<u>Location</u>
1962	35	434 West 119 th Street
2001	2	573 Riverside Drive
2083	33	1850 Amsterdam Avenue

(On December 27, 2000, Cal. No. 2, the Commission scheduled January 17, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 3

C 010027 PQM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for acquisition of property located at 710-712 East 9th Street (Block 378, Lot 10), for continued use as a day care center.**

(On December 27, 2000, Cal. No. 3, the Commission scheduled January 17, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 14 and 15

(Applications for a special permit and for the disposition of city-owned property, to facilitate a television studio production facility)

No. 14

CD 4

C 010136 PPM

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 in fee simple of a portion of city-owned property generally bounded by Eleventh Avenue, W. 44th Street, the Consolidated Rail Company railroad right-of-way, and W. 45th Street (Block 1073, part of Lot 1), and;
- the disposition of approximately 112,970 square feet of development rights from a portion of city-owned property generally bounded by Eleventh Avenue, W. 44th Street, the Consolidated Rail Company railroad right-of-way, and W. 45th Street (Block 1073, part of Lot 1);

pursuant to zoning.

(On December 27, 2000, Cal. No. 4, the Commission scheduled January 17, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 4

C 010137 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by West Side Studios, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(3) of the Zoning Resolution to permit the modification of Section 43-28(c) to allow a portion of a 20-foot wide open area adjoining the side lot line to be obstructed by an existing 5-story school building on the same zoning lot in a proposed general large-scale development on property bounded by Eleventh Avenue, West 44th Street, the Consolidated Rail Company railroad right-of-way, and West 45th Street (Block 1073, part of Lot 1), within an M1-5 District, in an Excluded Area of 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, NY 10007.

(On December 27, 2000, Cal. No. 5, the Commission scheduled January 17, 2001 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 16

CD 8

C 000320 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Pathmark Stores, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c, establishing within an existing R6 District a C1-2 District bounded by Aguilar Avenue, a line 525 feet easterly of the straight portion of Kissena Boulevard, a line perpendicular to a line 275 feet easterly of the straight portion of Kissena Boulevard at a point 350 feet south of the southerly street line of 71st Avenue, and a line 735 feet easterly of the straight portion of Kissena Boulevard as shown on a diagram (for illustrative purposes only) dated September 18, 2000.

(On December 27, 2000, Cal. No. 6, the Commission scheduled January 17, 2001 a public hearing which has been duly advertised.)

Close the hearing.

*(Public Hearing pursuant to Section 3020.8(a)
of the City Charter concerning the Designation of the
Stockholm Street Historic District)*

No. 17

CD 5

N 010256 HKQ

IN THE MATTER OF a communication dated December 8, 2000, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Stockholm Street Historic District, by the Landmarks Preservation Commission on November 28, 2000 (List No.320 / LP No.2081).

The proposed Stockholm Street Historic District consists of an area bounded by a line beginning at the southwestern corner of Stockholm Street and Woodward Avenue, extending westerly along the southern curblineline of Woodward Avenue to a point on said curblineline that extends northerly from the western property line of 1895 Stockholm Street (aka 370 Woodward Avenue), southerly along a line extending from the western property line of 1895 Stockholm Street (aka 370 Woodward Avenue) to the southern property line of 1861 Stockholm Street, easterly along the southern property line of 1861 Stockholm Street to the western curblineline of Stockholm Street, southerly along the western curblineline of Stockholm

Street to the northwestern corner of Stockholm Street and Onderdonk Avenue, easterly across Stockholm Street to the northeastern corner of Stockholm Street and Onderdonk Avenue, northerly along the eastern curblineline of Stockholm Street to a point in said curblineline that extends from the southerly property line of 1862 Stockholm Street, easterly along the line formed by the southerly property line of 1862 Stockholm Street, northerly along a line extending from the easterly property line of 1862 Stockholm Street to the southern curblineline of Woodward Avenue, westerly along the southern curblineline of Woodward Avenue, across Stockholm Street, to the point of the beginning.

(On January 3, 2001, the Commission duly advertised January 17, 2001 for a public hearing.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 18

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.

(On November 29, 2000, Cal. No. 2, the Commission scheduled December 13, 2000 for a public hearing. On December 13, 2000, Cal. No. 8, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 19

*(Report pursuant to section 3020.8(b)
of the City Charter concerning the landmark designation
of the American Seaman's Friend Society Sailor's Home and Institute)*

CD2

N 010255 HKM

IN THE MATTER OF a communication dated December 8, 2000 from the Executive Director of the Landmarks Preservation Commission regarding the **landmark designation of the American Seaman's Friend Society Sailor's Home and Institute**, located at 505-507 West Street (a.k.a 113-119 Jane Street), (Block 642/Lot 1), by the Landmarks Preservation Commission on November 28, 2000 (List 320/LP-2080).

For consideration.

No. 20

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.

(On November 29, 2000, Cal. No. 3, the Commission scheduled December 13, 2000 for a public hearing. On December 13, 2000, Cal. No. 9, the hearing was closed.)

For consideration.

No. 21

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.**

(On November 29, 2000, Cal. No. 4, the Commission scheduled December 13, 2000 for a public hearing. On December 13, 2000, Cal. No. 10, the hearing was closed.)

For consideration.

Nos. 22 and 23

(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. 22

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.

(On November 29, 2000, Cal. No. 5, the Commission scheduled December 13, 2000 for a public hearing. On December 13, 2000, Cal. No. 11, the hearing was closed.)

For consideration.

No. 23

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.

(On November 29, 2000, Cal. No. 6, the Commission scheduled December 13, 2000 for a public hearing. On December 13, 2000, Cal. No. 12, the hearing was closed.)

For consideration.

 No. 24

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.**

(On November 29, 2000, Cal. No. 7, the Commission scheduled December 13, 2000 for a public hearing. On December 13, 2000, Cal. No. 13, the hearing was closed.)

For consideration.

No. 25

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.

(On November 29, 2000, Cal. No. 8, the Commission scheduled December 13, 2000 for a public hearing. On December 13, 2000, Cal. No. 14, the hearing was closed.)

For consideration.

 No. 26

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

(On November 29, 2000, Cal. No. 9, the Commission scheduled December 13, 2000 for a public hearing. On December 13, 2000, Cal. No. 15, the hearing was closed.)

For consideration.

No. 27

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.

(On November 29, 2000, Cal. No. 10, the Commission scheduled December 13, 2000 for a public hearing. On December 13, 2000, Cal. No. 16, the hearing was closed.)

For consideration.
