

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, APRIL 11, 2001  
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	C 000676 MMX	10	Scheduled to be Heard 4/25/01	15	C 010319 PSR	3	Hearing Closed
2	C 000550 ZSM	7	" "	16	C 990016 PPK	5	Favorable Report Adopted
3	C 010056 ZSM	5	" "	17	C 000495 HUK	1	" "
4	N 000407 ZRQ	1,2	" "	18	C 000496 MMK	1	" "
5	N 000407(A) ZRQ	1,2	" "	19	C 000497 HAK	1	" "
6	C 000406(A) ZMQ	1,2	" "	20	N 010213 ZRM	1	" "
	NOTICE		" "	21	N 000549 ZAM	5	Authorization Approved
7	C 010199 ZMY	cw	" "	22	C 010240 PPQ	10	12-14 Fav. Report Adopted
	NOTICE		" "				
8	C 010110 PQX	1	Hearing Closed		Supplemental Cal.		
9	C 000266 MMQ	2	Hearing Continued	1	C 010157 HDM	11	Favorable Report Adopted
10	C 000406 ZMQ	1,2	" "				
11	N 000407 ZRQ	1,2	" "				
12	C 000483 ZSQ	2	" "				
13	C 010260 PPQ	2	" "				
	NOTICE		" "				
14	C 010318 ZSR	3	Hearing Closed				

COMMISSION ATTENDANCE:		Present (P) Absent (A)		COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:				16	17	18	19	20	21	22	23		1				
Joseph B. Rose, Chairman		P		Y	Y	Y	Y	Y	Y	Y	Y	S	Y				
Victor G. Alicea, Vice Chairman		P		Y	Y	Y	Y	Y	Y	Y	Y	U	Y				
Albert Abney		P		Y	Y	Y	Y	Y	Y	Y	Y	P	Y				
Angela M. Battaglia		P		Y	Y	Y	Y	Y	Y	Y	Y	P	Y				
Amanda M. Burden, A.I.C.P.		P		Y	Y	Y	Y	Y	Y	Y	Y	L	Y				
Irwin Cantor, P.E.		P		Y	Y	Y	Y	Y	Y	Y	Y	E	Y				
Angela R. Cavaluzzi, R.A.		P		Y	Y	Y	Y	Y	Y	Y	Y	M	Y				
Kathy Hirata Chin, Esq.		P		Y	Y	Y	Y	Y	Y	Y	Y	E	Y				
Alexander Garvin		P		Y	Y	Y	Y	R	Y	Y	Y	N	Y				
William J. Grinker		P		Y	Y	Y	Y	Y	Y	Y	Y	T	Y				
Kenneth J. Knuckles, Esq.		P		Y	Y	Y	Y	Y	Y	Y	Y	A	Y				
John Merolo, Commissioners		P		Y	Y	Y	Y	Y	Y	Y	Y	L	Y				

MEETING ADJOURNED AT: 10:15 A.M.

**SUPPLEMENTAL**  
**CITY PLANNING CALENDAR**  
of  
**The City of New York**  
—  
**CITY PLANNING COMMISSION**  
—  
**WEDNESDAY, APRIL 11, 2001**  
—  
**MEETING AT 10:00 A.M.**  
in  
**CITY HALL**  
**MANHATTAN**



**Rudolph W. Giuliani, Mayor**  
**City of New York**  
[No. 7]  
**Prepared by Rosa R. Romero, Calendar Officer**

## CITY PLANNING COMMISSION

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

JOSEPH B. ROSE, *Chairman*  
VICTOR G. ALICEA, *Vice-Chairman*  
ALBERT ABNEY  
ANGELA M. BATTAGLIA  
AMANDA M. BURDEN, A.I.C.P.  
IRWIN G. CANTOR, P.E.  
ANGELA R. CAVALUZZI, R.A.  
KATHY HIRATA CHIN, *Esq.*  
ALEXANDER GARVIN  
WILLIAM J. GRINKER  
KENNETH J. KNUCKLES, *Esq.*  
JOHN MEROLO *Commissioners*  
ROSA R. ROMERO, *Calendar Officer*

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

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**I. REPORT**

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**BOROUGH OF MANHATTAN**

**No. 1**

**CD 11**

**C 010257 HDM**

**IN THE MATTER OF** an application, submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, **for the disposition of city-owned property** on sites 9, 13B, 37A and 37B **within the Milbank Frawley Circle East Urban Renewal Area.**

The properties are to be disposed to a developer to be selected by HPD.

A list of the specific properties proposed for disposition may be seen at the Manhattan Office of the Department of City Planning, 22 Reade Street, 6th Floor, New York, NY 10007.

(On March 14, 2001, Cal. No. 4, the Commission scheduled March 28, 2001 for a public hearing. On March 28, 2001, Cal. No. 13, the hearing was closed.)

**For consideration.**

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**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
**of**  
**The City of New York**  
—  
**CITY PLANNING COMMISSION**  
—  
**WEDNESDAY, APRIL 11, 2001**  
—  
**MEETING AT 10:00 A.M.**  
**in**  
**CITY HALL**



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

**[No. 7]**

**Prepared by Rosa R. Romero, Calendar Officer**

**To view the Planning Commission Calendar and/or the Zoning Resolution  
on the World Wide Web, visit the Department of City Planning (DCP)  
home page at: [nyc.gov/planning](http://nyc.gov/planning)**

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## CITY PLANNING COMMISSION

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### GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

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

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

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**CALENDARS:** Any Community Board, civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Commission Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a certified check, made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216. The fee, including tax, is \$100.00 for a one year subscription.

**For Calendar Information:** call (212) 720-3368, 3369, 3370.

**Note to Subscribers:** Notify us of change of address by writing to:

**City Planning Commission**  
Calendar Information Office  
22 Reade Street - Room 2E  
New York, New York 10007-1216

**B**  
**CITY PLANNING COMMISSION**

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

**JOSEPH B. ROSE**, *Chairman*  
**VICTOR G. ALICEA**, *Vice-Chairman*  
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The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a. m. in City Hall, Manhattan, unless otherwise ordered.

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**ORDER OF BUSINESS AND INDEX**

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**WEDNESDAY, APRIL 11, 2001**

Roll Call; approval of minutes .....	1
I. Scheduling of April 25, 2001 .....	1
II. Public Hearings .....	49
III. Reports .....	87

**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 April 25, 2001 at Spector Hall, 22 Reade Street, 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: \_\_\_\_\_



APRIL 11, 2001

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APPROVAL OF MINUTES OF Regular Meeting of March 28, 2001

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, APRIL 25, 2001  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

**CD 10**

**C 000676 MMX**

**IN THE MATTER OF** an application, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, by New York Bus Service Advertising Company, for an amendment to the City Map involving the elimination, discontinuance and closing of a portion of the New England Thruway between Merritt Avenue and Conner Street, north of Tillotson Avenue, the adjustment of grades necessitated thereby, and any acquisition or disposition of real property related thereto, in accordance with map No.13090, dated October 3, 2000 and signed by the Borough President.

**Resolution for adoption scheduling April 25, 2001 for a public hearing.**

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**BOROUGH OF MANHATTAN****No. 2****CD 7****C 000550 ZSM**

**IN THE MATTER OF** an application submitted by Town Sports International 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 regulations of Sections 12-10 (Physical culture or health establishments) and 22-10 (USES PERMITTED AS-OF-RIGHT) to allow the extension of an existing commercial health establishment in portions of the basement and first floor of an existing building located at 23 West 73<sup>rd</sup> Street (Block 1126, Lot 14), within the Central Park West - West 73<sup>rd</sup>-74th Street Historic District and the Upper West Side-Central Park West Historic District, in an R8B District.

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

**Resolution for adoption scheduling April 25, 2001 for a public hearing.**

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**No. 3****CD 5****C 010056 ZSM**

**IN THE MATTER OF** an application submitted by 839 Sixth Corp. pursuant to Sections 197-c and 201 of the New York City Charter for 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 roof parking and with a maximum capacity of 560 spaces in portions of the cellar and first floor, and on the second floor and roof of an existing 2-story building located at 839 Avenue of the Americas (Block 805, Lot 59), in C6-4X and M1-6 Districts.

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 April 25, 2001 for a public hearing.**

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**BOROUGH OF QUEENS**

**Nos. 4, 5, and 6**

*(Applications (as revised and subsequently modified) to amend the Zoning Resolution and Zoning Map, to establish a new Special Long Island City Mixed Use District)*

**No. 4**

**CDs 1 and 2**

**N 000407 ZRQ**

**IN THE MATTER OF** an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for amendments to the Zoning Resolution of the City of New York, concerning Article XI, Chapter 7, (Special Hunters Point Mixed Use District) and related sections, renaming such district the Special Long Island City Mixed Use District, and establishing new subdistricts and related regulations.

**PROPOSED SPECIAL LONG ISLAND CITY MIXED USE DISTRICT  
REVISED**

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

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

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

... indicates unchanged text omitted within a paragraph

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

11-12

Establishment of Districts

\* \* \*

Establishment of the Special Hillside Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 9, the #Special Hillside Preservation District# is hereby established.

~~Establishment of the Special Hunters Point Mixed Use District~~

~~In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 7, the #Special Hunters Point Mixed Use District# is hereby established.~~

Establishment of the Special Jacob K. Javits Convention Center District

\* \* \*

Establishment of the Special Little Italy District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 9, the #Special Little Italy District# is hereby established.

~~Establishment of the Special Long Island City Mixed Use District~~

~~In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 7, the #Special Long Island City Mixed Use District# is hereby established.~~

Establishment of the Special Lower Manhattan District

\* \* \*

12-10

DEFINITIONS

\* \* \*

Plaza, urban

\* \* \*

Predominantly built-up area

\* \* \*

Furthermore, the regulations applicable to a #predominantly built-up area# shall continue to apply in the #Special Coney Island Mixed Use District#, the #Special Hunters Point Mixed Use District#, and the #Special Ocean Parkway District#, and in areas subject to the provisions of Section 23-146 (Optional provisions for certain R5 and R6 Districts in Brooklyn).

\* \* \*

Public park

\* \* \*

Special Hillside Preservation District

\* \* \*

The "Special Hunter's Point Mixed-Use District" is a Special Purpose District designated with the letters "HP" in which regulations set forth in Article XI, Chapter 7, apply. The #Special Hunter's Point Mixed-Use District# and its regulations supplement or supersede those of the districts on which it is superimposed:

The Court Square Subdistrict of the #Special Hunter's Point Mixed-Use District# is identified in Appendix A. Special regulations set forth in Sections 117-40 through 117-46, inclusive, shall apply to the Court Square Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-30, inclusive.

Special Jacob K. Javits Convention Center District

\* \* \*

Special Little Italy District

\* \* \*

~~Special Long Island City Mixed Use District~~

~~The "Special Long Island City Mixed Use District" is a Special Purpose District designated with the letters "LIC" in which regulations set forth in Article XI, Chapter 7, apply. There are three special subdistricts within the #Special Long Island City Mixed Use District#: the Hunters Point Subdistrict, the Court Square Subdistrict and the Queens Plaza Subdistrict. The #Special Long Island City Mixed Use District# and its regulations supplement, modify and supersede those of the districts on which it is superimposed.~~

Special Lower Manhattan District

\* \* \*

21-15

R3-2, R4, R4B, R5, R6, R7, R8, R9 and R10 - General Residence Districts

\* \* \*

R7-3 and R9-1 Districts may be mapped only within the #waterfront area# and in the #Special Mixed Use District# and, in addition, R7-3 Districts may be mapped in the #Special Long Island City Mixed Use District#.

\* \* \*

ARTICLE XI

Chapter 7

Special Hunters Point Long Island City Mixed Use District

117-00

## GENERAL PURPOSES

The "Special Hunters Point Long Island City Mixed Use District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Hunters Point Long Island City community. These general goals include, among others, the following specific purposes:

- (a) to stabilize the future support the continuing growth of a mixed residential, commercial and industrial neighborhood by permitting expansion and new development of residential, commercial, community facility and light manufacturing uses where adequate environmental standards are assured;
- (b) to encourage the development of moderate to high density commercial uses within a compact transit-oriented area;
- (b c) to strengthen traditional retail streets in Hunters Point by allowing the development of new residential and retail uses;
- (e d) to promote the opportunity for people to work in the vicinity of their residences;
- (d e) to retain jobs within New York City;
- (e f) to provide an opportunity for the improvement of Hunters Point Long Island City in a manner consistent with the objectives of the comprehensive plan for the City of New York; and
- (f g) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

117-01

### Definitions

~~Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS).~~

\* \* \*

### ~~Special Hunters Point Mixed Use District~~ (repeated from Section 12-10)

~~The "Special Hunters Point Mixed Use District" is a Special Purpose District designated with the letters "HP" in which regulations set forth in Article XI, Chapter 7, shall apply. The #Special Hunters Point Mixed Use District# and its regulations supplement or supersede those of the districts on which it is superimposed.~~

~~The Court Square Subdistrict of the #Special Hunters Point Mixed Use District# is identified~~

~~in Appendix A. Special regulations set forth in Sections 117-40 through 117-46, inclusive, shall apply to the Court Square Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-30, inclusive.~~

117-02

## General Provisions

~~In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Hunters Point Long Island City Mixed Use District# and, in accordance with the provisions of this Chapter, the regulations of the #Special Hunters Point Long Island City Mixed Use District# shall supplement or supersede the underlying district regulations apply to all #developments#, #enlargements#, alterations and changes of #use# within the #Special Long Island City Mixed Use District#, except as otherwise provided in this Chapter. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.~~

- ~~(a) For the purposes of this Chapter, all lawful principal #uses# in enclosed #buildings# that existed on October 25, 1995 shall be considered conforming. Such #uses# may be #enlarged# only as provided in this Chapter. Notwithstanding the provisions of Section 54-40 (Damage or Destruction in Non-complying Buildings), W when an existing a #building# that existed on October 25, 1995, within the Hunters Point or Court Square Subdistricts, is damaged or demolished by any means, it may be reconstructed to its #bulk# prior to such damage or destruction or to the #bulk# permitted by this Chapter, whichever is greater.~~
- ~~(b) For #developments# or #enlargements# containing both #residential# and non-#residential uses#, or for changes in #use# that would result in a #building# occupied by #residential# and non-#residential uses#, the #residential use# shall be located on a #story# above the highest #story# occupied, in whole or in part, by a non-#residential use#. Non-#residential uses# may, however, be located on the same #story#, or on a #story# higher than that occupied by #residential uses#, provided that the non-#residential uses#:~~
- ~~(1) are located in a portion of the #mixed use building# that has separate direct access to the #street# with no access to the #residential# portion of the #building# at any #story#; and~~
  - ~~(2) are not located directly over any portion of the #building# containing #dwelling units#.~~

~~In the granting of special permits or authorizations, the City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding uses.~~

- (c) Regulations relating to #accessory# parking facilities, #public parking lots# and #public parking garages# within the #Special Hunters Point Long Island City Mixed Use District# and the Court Square Subdistrict are set forth in Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and in Portions of Community Districts 1 and 2 in the Borough of Queens).
- (d) In the granting of special permits or authorizations within the #Special Long Island City Mixed Use District#, the City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding uses.
- (e) Where references are made to #block# numbers within this Chapter, such numbers are to be found on the maps appended to this Chapter.
- (f) In areas within the #Special Long Island City Mixed Use District# that are not within a Subdistrict, the regulations of the underlying zoning district shall apply.

117-03

#### District Plan and Maps

The regulations of this Chapter implement the #Special Long Island City Mixed Use District# Plan.

The District Plan includes the following maps in Appendices A, B and C:

Appendix A Map of the #Special Long Island City Mixed Use District# and Subdistricts

Appendix B Court Square Subdistrict Plan, Map and Description of Improvements (Note: formerly Appendix A and Appendix B)

Appendix C Queens Plaza Subdistrict Plan Maps

Map 1 - Designated Districts of the Queens Plaza Subdistrict

Map 2 - Ground Floor Uses

Map 3 - Area A - Sidewalk Widening, Street Wall Location and Ground Floor Uses

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.



**117-04  
Subdistricts**

In order to carry out the purposes and provisions of this Chapter, three subdistricts are established within the #Special Long Island City Mixed Use District#. In each of these subdistricts certain regulations apply that do not apply within the remainder of the #Special Long Island City Mixed Use District#. The Special District and Subdistricts are shown in Appendix A (#Special Long Island City Mixed Use District# and Subdistricts).

Special regulations set forth in Sections 117-05 through 117-30 shall apply to the Hunters Point Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-03.

The Court Square Subdistrict Plan Map is within Appendix B. Special regulations set forth in Sections 117-40 through 117-45 shall apply to the Court Square Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-03.

The Queens Plaza Subdistrict Plan Maps are included in Appendix C. Special regulations set forth in Sections 117-50 through 117-57 inclusive shall apply to the Queens Plaza Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-03.

**117-05  
HUNTERS POINT SUBDISTRICT**

In the #Special Long Island City Mixed Use District#, the special regulations of Sections 117-10 through 117-30 shall apply within the Hunters Point Subdistrict and, where noted in Sections 117-40 through 117-45, shall also apply within the Court Square Subdistrict.

*(Note: There are no proposed changes in the existing Hunters Point regulations within the Hunters Point Subdistrict except for Sections 117-10 (title) and 117-23.)*

**117-10  
SPECIAL USE REGULATIONS FOR M1-4 DISTRICTS**

\* \* \*

**117-20  
SPECIAL BULK REGULATIONS FOR M1-4 DISTRICTS**

\* \* \*

**117-23  
Commercial and Manufacturing Uses**

The #bulk# regulations of the underlying an M1-4 d District shall apply to #commercial# or #manufacturing uses#.

\* \* \*

117-40  
COURT SQUARE SUBDISTRICT

117-401  
General provisions

The regulations governing #developments#, #enlargements#, #extensions# or changes of #use# within the Court Square Subdistrict of the #Special Long Island City Mixed Use District# are contained within Sections 117-40 through 117-46 ~~45~~. These regulations supplement or supersede the provisions of Sections 117-01 through 117-32 of the #Special Hunters Point Mixed Use District# ~~117-03 of the #Special Long Island City Mixed Use District#~~ and supersede the underlying districts. Except as modified by the express provisions of Sections 117-40 through 117-46, the regulations of Sections 117-00 through 117-36 remain in effect.

\* \* \*

117-41  
~~Court Square Subdistrict Plan~~

The Subdistrict Plan for the Court Square Subdistrict identifies the improvements to be provided in the District under the provisions of this Chapter. The elements of the Subdistrict Plan are set forth in the following appendices ~~Appendix B, which consists of the Subdistrict Plan Map and the Description of Improvements, and are~~ incorporated into the provisions of this Chapter:

- ~~(a) Subdistrict Plan (Appendix A)~~
- ~~(b) Description of Improvements (Appendix B)~~

117-42  
Special Bulk and Use Regulations ~~in the Court Square Subdistrict~~

~~#Developments# or #enlargements# containing at least 70,000 square feet of #floor area# on #zoning lots# of at least 10,000 square feet are subject to the provisions of the underlying CS-3 District, as modified by Sections 117-40 through 117-45.~~

~~Other #developments# or #enlargements# are subject to the #use# provisions of the underlying CS-3 District and the #bulk# provisions of an M1-4 District, as modified by Sections 117-00 through 117-24.~~

117-421  
Special bulk regulations

(a) ~~#Developments# or #enlargements# that meet the minimum #floor area# and #zoning lot# standards of Section 117-44 (Mandatory subway improvements) are subject to the underlying district provisions of C5-3, except as modified by Sections 117-40 through 117-46, and provide mandatory subway improvements as required by Section 117-44 may #develop# to a #floor area ratio# of 15.0. #Developments# or #enlargements# that do not meet the minimum standards of Section 117-44 are subject to the provisions of Sections 117-00 through 117-30 and shall not exceed the maximum #floor area ratios# set forth in Sections 117-20 through 117-23, inclusive, for the applicable #use#.~~

[Note: (b) and (c) have been clarified and moved from Section 117-451]

(b) ~~The following provisions shall not apply within the Court Square Subdistrict:~~

~~Section 33-14 (Floor Area Bonus for an Urban Plaza)~~

~~Section 33-15 (Floor Area Bonus for Arcades)~~

~~Section 33-26 (Minimum Required Rear Yards)~~

~~Section 34-223 (Floor area bonus for a residential plaza)~~

~~Section 34-224 (Floor area bonus for an urban plaza)~~

~~Section 34-225 (Floor area bonus for an arcade)~~

~~Section 34-23 (Density Bonus for a Residential Plaza, Urban Plaza or Arcade)~~

(c) ~~The height and setback regulations of the underlying C5-3 District shall apply, except that no #building or other structure# shall exceed a height of 85 feet above the #base plane# within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street, and a line 75 feet north of and parallel to 45th Road.~~

117-422

Special use regulations

In the Court Square Subdistrict, permitted #uses# shall be limited to the following:

Colleges or universities, except dormitories, fraternities or sororities

Libraries, museums, or non-commercial art galleries

All #uses# listed in Use Group 4, except:

~~Monasteries, convents or novitiates~~

~~— #Non-profit hospital staff dwellings#~~

Use Group 5

All #uses# listed in Use Group 6, except:

~~— Electric or gas utility substations~~

~~— Public utility stations~~

~~— Telephone exchanges or other communications equipment structures~~

~~— Terminal facilities at river crossings~~

~~— Water or sewage pumping stations~~

Use Group 9

Use Group 10

Use Group 11

4/8/98

117-423 422  
Sign regulation

\* \* \*

117-44  
Mandatory Subway Improvements

#Developments# or #enlargements# containing at least 70,000 square feet of total #floor area# on #zoning lots# of at least 10,000 square feet shall provide mandatory subway improvements as shown described in Appendices Appendix A and B of this Chapter.

In addition, on #Block# 3; any #development# or #enlargement# containing at least 300,000 square feet of total #floor area# or any #development# or #enlargement# on a #zoning lot# of at least 30,000 square feet of #lot area# shall provide all the mandatory subway improvements for the #block#.

\* \* \*

8/6/98

117-441

Standards and procedures for mandatory subway improvements

\* \* \*

- (3) Prior to the granting of certification by the Chairperson of the City Planning Commission pursuant to Section 117-46<sup>1,2,3</sup>45 (Developer's Notice), the Transit Authority shall have submitted a letter to the Chairperson of the City Planning Commission. . .

\* \* \*

*(Note: The regulations contained in Section 117-45 are moved to Section 117-421, the Court Square bulk regulations section.)*

~~10/25/95~~

~~117-45~~

~~Special Regulations Within the Court Square Subdistrict~~

~~8/27/98~~

~~117-451~~

~~Bulk regulations~~

- (a) ~~Within the Court Square Subdistrict, the following provisions affecting #Commercial Districts# shall not apply:~~

~~— Section 33-14 (Floor Area Bonus for an Urban Plaza)~~

~~— Section 33-15 (Floor Area Bonus for Arcades)~~

~~— Section 33-26 (Minimum Required Rear Yards).~~

- (b) ~~Within the Court Square Subdistrict, the underlying height and setback regulations of C5-3 Districts shall apply. In addition, no #building or other structure# shall exceed a height of 85 feet above #curb level# within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street, and a line 75 feet north of and parallel to 45th Road.~~

~~10/25/95~~

~~117-46 117-45~~

~~Developer's Notice~~

\* \* \*

**117-50****QUEENS PLAZA SUBDISTRICT****117-501****General provisions**

In Areas A-1, A-2, B and C of the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, an MI District is paired with a #Residence District#, as indicated on Map 1 of Appendix C of this Chapter. For the purposes of this Chapter, such #Residence# and MI Districts are referred to as the "designated districts."

For the purposes of this Chapter, in the Queens Plaza Subdistrict, the area referred to as the "Sunnyside Yard" shall include: Yard A, the Arch Street Yard and the Sunnyside Yard, which are located generally between Crane Street, Jackson Avenue, 21<sup>st</sup> Street, 49th Avenue, Skillman Avenue, 43<sup>rd</sup> Street and the North Railroad property line.

**117-502****Queens Plaza Subdistrict Plan**

The Queens Plaza Subdistrict Plan partly consists of the following three maps located within Appendix C of this Chapter:

**Map 1 - Designated Districts within the Queens Plaza Subdistrict**

Map 1 of the Queens Plaza Subdistrict Plan identifies special areas comprising the Queens Plaza Subdistrict in which an MI District is paired with a Residence District as indicated on the Subdistrict Map. These areas are as follows:

**Area Designated Districts**

A-1, A-2	MI-6/R10
B	MI-5/R9
C	MI-5/R7-3

**Map 2 - Ground Floor Use and Frontage**

Map 2 of the Queens Plaza Subdistrict Plan specifies locations where the special ground floor #use# and frontage regulations, as set forth in Section 117-512, apply.

**Map 3 - Area A-1 Sidewalk Widening, Street Wall Location and Ground Floor Use**

Map 3 of the Queens Plaza Subdistrict Plan specifies the locations in Area A-1 where special #street wall#, mandatory sidewalk widening and ground floor #use# regulations, as set forth in Sections 117-531 and 117-554, apply.

**117-503****Definitions**

Definitions specifically applicable to the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District# are set forth in this Section. Other defined terms are set forth in Section 117-01 (Definitions) of the #Special Long Island City Mixed Use District# and Section 12-10 (DEFINITIONS).

**Accessory use**

In addition to those "accessory uses" listed in Section 12-10, for the purposes of this Section, an #accessory use# shall also include a #dwelling unit# in connection with any commercial, manufacturing or community facility, establishment permitted in the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District# pursuant to Section 117-51 (Special Use Regulations), provided that no more than one such unit shall be permitted in connection with any establishment, and provided further that each such unit shall not exceed a gross area of 1,200 square feet or contain more than one kitchen.

**Home occupation**

Within the Queens Plaza Subdistrict, the #home occupation# provisions of Section 12-10 shall apply, except that:

- (a) up to 49 percent of the total #floor area# of a #dwelling unit# may be used for a #home occupation#;
- (b) such #home occupation# may occupy more than 500 square feet of #floor area#; and
- (c) businesses operated as #home occupations# may have up to three non-#residential# employees.

**117-51****Queens Plaza Subdistrict Special Use Regulations**

The special #use# provisions of Sections 123-20 through 123-50, inclusive, of the #Special Mixed Use District# shall apply in the Queens Plaza Subdistrict except where modified by the provisions of this Section and shall supplement or supersede the provisions of the designated #Residence# or M1 District as applicable.

**117-511****Large retail establishments**

The following #uses# as listed in Section 42-30 (USES PERMITTED BY SPECIAL PERMIT) shall be permitted as-of-right in the Queens Plaza Subdistrict with no limitation on #floor area# per establishment.

Department stores, carpet, rug, linoleum or other floor covering stores, clothing or clothing accessory stores, dry goods or fabric stores, food stores, furniture stores, television, radio, phonograph or household appliance stores, or variety stores.

#### 117-512

##### Ground floor use and frontage regulations

On designated #streets# in the Queens Plaza Subdistrict, as shown on Map 2 in Appendix C of this Chapter, the special ground floor #use# and frontage regulations of this Section shall apply to any #building or other structure# fronting on such #streets#.

#Uses# located on the ground floor level or within five feet of #curb level# shall be limited to #commercial#, #manufacturing# or #community facility uses# permitted by the designated district regulations except as modified by the special #use# provisions of Sections 117-51 and 117-511. A building's ground floor frontage shall be allocated exclusively to such #uses#, except for lobby space or entrance space.

In no event shall the length of #street# frontage occupied by lobby space, entrance space and/or a building entrance recess exceed in total 50 percent of the building's total #street# frontage or 30 feet, whichever is less. However, the total length of #street# frontage occupied by lobby space and/or entrance space need not be less than 25 feet.

#### 117-513

##### Transparency requirement

The ground floor transparency requirements of this Section shall apply to all #developments# or #enlargements# in the Queens Plaza Subdistrict except where the #floor area# on the ground floor is occupied by #uses# listed in Use Groups 16 or 17.

At least 50 percent of a building's #street wall# surface shall be glazed and transparent at the ground floor level. For the purpose of the glazing requirements, the building's #street wall# surface at the ground floor level shall be measured from the floor to the height of the ceiling or 14 feet above grade, whichever is less. The lowest point at any point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet above #curb level#. Door or window openings within such walls shall be considered as transparent. Such openings shall have a minimum width of two feet.

In addition, the remaining portion of such building wall that is 50 feet or more in length and contains no transparent element between #curb level# and 14 feet above #curb level# or the ceiling of the ground floor, whichever is higher, or to its full height if such wall is less than 14 feet in height, shall be covered with vines or similar planting or contain artwork or be treated so as to provide visual relief. Plantings shall be planted in soil having a depth of not less than 2 feet, 6 inches and a minimum width of 24 inches.



**117-52****Queens Plaza Subdistrict Special Bulk Regulations****117-52A****General provisions**

All #buildings and other structures# within the Queens Plaza Subdistrict shall comply with the #bulk# regulations of this Section. The regulations of the designated #Residence# and M1 Districts shall apply, as set forth below.

In Areas A-1, A-2, B and C of the Queens Plaza Subdistrict, the #bulk# regulations set forth in Article II, Chapter 3, shall apply to all #residential uses# in a #building or other structure# in accordance with the regulations of the designated #Residence District#, and the #bulk# regulations set forth in Article IV, Chapter 3, shall apply to all #manufacturing#, #community facility# and #commercial uses# in a #building or other structure# in accordance with the regulations of the designated M1 District, except as modified in the special #bulk# regulations of Sections 117-522 through 117-533.

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 use building#, the regulations set forth in this Section shall apply as if such #buildings# were a single #mixed use building#.

**117-522****Maximum floor area ratio for all uses**

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# and #residential uses# in accordance with the applicable designated district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# or #residential uses#, separately or in combination, is specified in the following table:

**MAXIMUM FLOOR AREA RATIO FOR ALL USES  
IN THE QUEENS PLAZA SUBDISTRICT**

Area	Maximum FAR
A-1, A-2	12:0
B	8:0
C	5:0

117-523

**Lot coverage and open space ratio requirements**

**(a) Lot coverage requirements for residential buildings**

In the Queens Plaza Subdistrict, where the designated Residence District is an R7 or R9 District, the provisions of Sections 23-142 (in R6, R7, R8 or R9 Districts) through 23-144 regulating minimum required open space ratios and maximum floor area ratios shall not apply. In lieu thereof, all residential buildings, regardless of whether they are required to be developed or enlarged, pursuant to the Quality Housing Program, shall comply with the lot coverage requirements set forth for the designated district in Section 23-145, or Section 23-147 for non-profit residences for the elderly. For purposes of this Section, non-profit residences for the elderly in R7 Districts without a letter suffix, shall comply with the provisions for R7A Districts, as set forth in Section 23-147.

Where the designated district is an R7-3 District, the maximum lot coverage shall be 70 percent on an interior or through lot and 80 percent on a corner lot.

**(b) Lot coverage and open space ratio requirements for mixed use buildings**

Lot coverage and open space ratio requirements shall not apply to any portion of a mixed use building in the Queens Plaza Subdistrict.

117-524

**Floor area bonus for a residential plaza, urban plaza or arcade**

Any floor area bonus for a residential plaza, urban plaza or arcade permitted under the regulations of the designated Residence or M1 District shall not apply in the Queens Plaza Subdistrict.

**§ 17-525**

**Density regulations for residential and mixed use buildings in Areas A-1, A-2, B and C**

**In Areas A-1, A-2, B and C of the Queens Plaza Subdistrict, the #lot area per room# requirements of Section 23-20 (Density Regulations) shall not apply. In lieu thereof, the #lot area per dwelling unit# requirements of this Section shall apply as set forth for the applicable designated #Residence District#, as specified in the following table:**

**MINIMUM LOT AREA PER DWELLING UNIT REQUIREMENTS  
IN THE DESIGNATED RESIDENCE DISTRICTS**

<b>Designated Residence District</b>	<b>Minimum lot area per dwelling unit (square feet)</b>
<b>R7-3</b>	<b>135</b>
<b>R9</b>	<b>98</b>
<b>RT0</b>	<b>79</b>

**In addition, each #dwelling unit# shall have at least 400 square feet of #floor area#.**

**§ 17-526**

**Special yard regulations**

**(a) Residential buildings**

**No #front yards# or #side yards# are required in the Queens Plaza Subdistrict. However, if any open area extending along a #side lot line# is provided at any level, such open area shall have a minimum width of eight feet.**

**(b) Mixed use buildings**

**No #front yards# or #side yards# are required in the Queens Plaza Subdistrict. For a #residential# portion of a #mixed use building#, the required #rear yard# shall be provided at any level not higher than the floor level of the lowest #story# containing #dwelling units# or #rooming units#.**

**(c) Manufacturing or commercial buildings**

**The #rear yard# provisions of the designated M1 District shall apply, except that such #rear yard# provisions shall not apply to #manufacturing# or #commercial developments# or #enlargements# on #through lots#.**

**(d) Zoning lots adjacent to the Sunnyside Yard**

On a #zoning lot# sharing a #lot line# with the Sunnyside Yard, no #yards# are required for any #development# within a distance of 100 feet from the shared #lot line#.

**(e) For zoning lots occupying an entire #block#**

No #rear yard# or #rear yard equivalent# shall be required for any #development# on a #zoning lot# occupying an entire #block#.

**117-53****Height and Setback and Street Wall Location Regulations**

The height and setback regulations of the designated #Residence# and #MI# Districts shall not apply, except for permitted obstructions pursuant to Sections 23-62 or 43-42, as applicable. In lieu thereof, all #buildings or other structures# shall comply with the regulations set forth in Sections 117-531 (Street wall location) and 117-532 (Setback regulations for buildings that exceed the maximum base height). The height of all #buildings or other structures# shall be measured from the #base plane#.

**117-531****Street wall location**

- (a) On a #wide street# and on a #narrow street# within 30 feet of its intersection with a #wide street#, the #street wall# of a #building# shall be located on the #street line# and extend along the entire #street frontage# of the #zoning lot# up to at least the applicable minimum base height specified in the table in Section 117-532 or the height of the #building#, whichever is less. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.
- (b) On a #narrow street# within 100 feet of its intersection with a #wide street#, #street walls# shall extend along the entire width of such #narrow street# frontage of the #zoning lot# and shall rise without setback up to at least the applicable minimum base height specified in the table in Section 117-532, or the height of the #building#, whichever is less. Beyond 100 feet of the intersection of a #wide street#, #street walls# shall extend along at least 70 percent of such #narrow street# frontage of the #zoning lot# and shall rise without setback up to at least the applicable minimum base height specified in such table, or the height of the #building#, whichever is less. Beyond 30 feet of the intersection of a #wide street#, all #street walls# required pursuant to this paragraph, (b), shall be located within eight feet of the #street line#.
- (c) On a #wide street# above the ground floor level, up to 30 percent of the #aggregate width of street walls# may be located beyond the #street line# in compliance with

#residential outer court# regulations for #residential# portions of #buildings# and in compliance with #community facility outer court# regulations for all other portions of #buildings#. However, within 20 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, no recesses shall be permitted below a height of 14 feet.

- (d) On a #narrow street#, recesses are permitted at any level in the #street wall# of a base for #outer courts# or balconies. The aggregate length of such recesses shall not exceed 50 percent of the length of the entire #street wall# at any level. However, not more than 30 percent of the aggregate length of such recesses shall exceed a depth of eight feet. Furthermore, within 20 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, no recesses shall be permitted below a height of 14 feet.
- (e) In Area A-1 on the #blocks# specified in Map 3 of Appendix C, a #development# or #enlargement# shall comply with the provisions of paragraphs (a) through (d) of this Section as applicable, except that #street walls# shall be located as specified on Map 3. The #street wall# of a #development# or #enlargement# may be set back only in the areas indicated on Map 3 as "Permitted #Street Wall# Setback Locations," provided that the additional sidewalk widening resulting from such setback is accessible to the public, developed in accordance with the provisions of Section 117-555, and located adjacent to a public sidewalk or mandatory sidewalk widening.
- (f) For any #development# or #enlargement# fronting on Queens Plaza South in Area A-1 or Area B as shown on Map 1 of Appendix C, any #street wall# along Queens Plaza South shall be set back five feet from the #street line# except as otherwise specified on Map 3.

#### 117-532

Setback regulations for buildings that exceed the maximum base height.

All portions of #buildings or other structures# that exceed the maximum base height specified in the table in this Section shall comply with the following provisions:

- (a) At a height not lower than the minimum base height or higher than the maximum base height specified in the table for the applicable area, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street# and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#.

**MINIMUM AND MAXIMUM BASE HEIGHTS FOR BUILDINGS  
IN THE QUEENS PLAZA SUBDISTRICT  
(in feet)**

Area	Minimum Base Height	Maximum Base Height
A-1	60	150
A-2	60	150
B	100	150
C	60	100

- (b) On the #blocks# in Area A-1, as shown on Map 3 of Appendix C, no setbacks are required above the applicable minimum base height specified in the table in paragraph (a). However, if a setback is provided, it shall comply with the provisions of paragraph (a) of this Section.
- (c) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Section.

117-533

**Special permit to modify use or bulk regulations**

For any #development#, #enlargement# or change of #use# on a #zoning lot# within the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor-area ratio# requirements, provided the Commission shall find that:

- (a) such modification will aid in achieving the general purposes and intent of the Special District;
- (b) such #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening or is necessary for the programmatic requirements of the #development#;
- (c) such #bulk# modifications will provide for a better distribution of #bulk# on the #zoning lot#;
- (d) the distribution of #bulk# and the #development# will permit adequate access of light and air to surrounding #streets# and properties; and

(e) such #development# or #enlargement# will relate harmoniously to the #buildings# of the surrounding area.

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

#### 117-54

##### Off-street Parking and Loading Regulations

The off-street parking provisions of Article 1, Chapter 3, shall apply except as modified in this Section:

The provisions of paragraph (b) of Section 13-142 (Additional Regulations for Permitted Accessory Off-Street Parking Spaces) shall also apply to Northern Boulevard, Crescent Street and 23<sup>rd</sup> Street.

For #Blocks# 263, 264 and 420, the provisions of Section 13-133 (Community facility, commercial or manufacturing developments) shall be modified as follows: the maximum number of #accessory# off-street parking spaces permitted for a #development# or #enlargement# shall not exceed one space per 4,000 square feet of #floor area# or 200 spaces, whichever is less:

Curb cuts for #developments# shall not be permitted within 40 feet of a #zoning lot line# that abuts the Sunnyside Yard.

#### 117-541

##### Indoor bicycle parking

A designated area for bicycle parking shall be provided in Areas A-1 and A-2 for #commercial developments# or #enlargements# with a minimum #floor area ratio# of 5.0, except where more than 50 percent of the #floor area# of such #development# or #enlargement# is occupied by a #use# listed in Use Groups 16 or 17. Such designated area shall be provided at a ratio of one square foot per 1,000 square feet of #floor area#. Such facility must be enclosed, accessible and secure. Up to 25 percent of the designated bicycle parking area may be used for #accessory# facilities.

#### 117-55

##### Mandatory Plan Elements for the Queens Plaza Subdistrict

#### 117-551

##### General provisions

Within the Queens Plaza Subdistrict, the provisions of Sections 117-552 (Street trees) and 117-553 (Central refuse storage area) shall apply to any #development# or #enlargement# except where more than 50 percent of the #floor area# of such #development#, #enlarge-

ment#, alteration or change of #use# is occupied by a #use# listed in Use Groups 16 or 17.

The provisions of Sections 117-554 (Area A-1 mandatory sidewalk widening and ground floor uses) and 117-555 (Area A-1 mandatory sidewalk widening design requirements) apply to Area A-1 as identified in Map 3 in Appendix C of this Chapter.

#### 117-552

##### Street trees

#Street# trees shall be planted in the #street# adjacent to the #zoning lot#, except that #street# trees shall not be planted along Northern Boulevard and Queens Boulevard. At least one tree of 2.5 inch caliper or more shall be planted for each 25 feet of the entire #street# frontage of the #zoning lot#, excluding the frontage occupied by driveways or as required by the Department of Transportation. Trees shall be planted with gratings flush to grade in at least 200 cubic feet of soil per tree, with a depth of soil of at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with the specifications established by the Department of Parks and Recreation and the Department of Transportation.

If the Commissioner of Buildings determines that the tree planting requirements of this Section cannot be met in part or in whole because of subsoil conditions or the presence of an elevated structure, the number of required #street# trees that cannot be planted as required in this Section shall be planted in the #street# on the same #block# as the #zoning lot# to which it has frontage or at an alternative site approved by the Department of Parks and Recreation and the Department of Transportation.

#### 117-553

##### Central refuse storage area

The provisions of Section 28-23 (Refuse Storage and Disposal) shall apply.

#### 117-554

##### Area A-1 mandatory sidewalk widening and ground floor uses

The sidewalk widening and ground floor #use# provisions of this Section shall apply to all #developments# or #enlargements# with a #floor area ratio# of 3:0 or more:

- (a) Sidewalk widening accessible to the public must be provided in the locations specified on Map 3 of Appendix C of this Chapter. Such mandatory sidewalk widening is subject to the design requirements of Section 117-555.
- (b) Ground floor commercial use restriction



For any #development# or #enlargement# fronting on the mandatory sidewalk widening required in paragraph (a) of this Section, #uses# located on the ground floor level or within five feet of #curb# level shall be limited to #commercial uses# listed in Use Groups 5, 6A, 6C, 7A, 7B, 8A, 8B, 9, 10, 11A, 12A and 12B, where such #uses# are permitted by the special #use# regulations of Section 117-51 (Queens Plaza Subdistrict Special Use Regulations). Any #development# or #enlargement# fronting on such mandatory sidewalk widening shall be allocated exclusively to such #uses# except for lobby space, entrance space, or frontage used for subway access.

### 117-555

#### Area A-1 mandatory sidewalk widening design requirements

##### (a) Access

All mandatory sidewalk widenings shall be accessible directly from an adjoining public sidewalk and unobstructed along at least 50 percent of the total #street# frontage. Driveways and vehicular accessways included as part of the total #street# frontage may not be counted as providing access. All mandatory sidewalk widenings shall be accessible to the public at all times.

There shall be at least one unobstructed pedestrian path of travel providing access to each of the following:

- (1) at least 70 percent of the mandatory sidewalk widening's total area;
- (2) any building lobby accessible to the mandatory sidewalk widening; and
- (3) any #use# that may be present on or adjacent to and having an entrance on the mandatory sidewalk widening.

##### (b) Access for persons with disabilities

The mandatory sidewalk widening shall be accessible to persons with disabilities in accordance with the Americans with Disabilities Act and the American National Standards (ANSI) design standards.

##### (c) Elevation

All mandatory sidewalk widenings shall be located at an elevation not more than three feet above or below the #curb level# of the nearest adjoining sidewalk.

A mandatory sidewalk widening shall be at the same elevation as the adjoining public sidewalk along the #street# frontage providing access, pursuant to paragraph (a) of this Section, for a minimum depth of 10 feet measured perpendicular to the #street line#.

When the size of a mandatory sidewalk widening is 8,000 square feet or more, a maximum of 25 percent of its area may be located at an elevation more than three feet above or below the nearest adjoining sidewalk, which area however may not be located within a depth of 10 feet from the sidewalk measured perpendicular to the street line.

Where an existing subway station entry is located on the sidewalk area abutting a mandatory sidewalk widening, the mandatory sidewalk widening shall be developed at the same elevation as the adjoining sidewalk for a distance of at least 15 feet in all directions from the entry except as required for drainage. No obstruction shall be permitted within such portion of the mandatory sidewalk widening.

(d) **Permitted obstructions**

The provisions of paragraphs (g)(1), (g)(2), (g)(3), (g)(5) and (g)(6) of Section 37-04 (Requirements for Urban Plazas) shall apply, except that in the case of kiosks, the provisions of paragraph (g)(3) shall be modified as follows: the aggregate area occupied by such kiosks shall not exceed 60 square feet or 1.5 percent of the area occupied by the sidewalk widening.

(e) **Driveways, parking spaces, loading berths, exhaust vents and building trash storage facilities**

The provisions of paragraph (h) of Section 37-04 shall apply.

(f) **Trees**

One tree per 500 square feet of sidewalk widening is required. Each tree shall measure at least 2.5 inches in caliper at the time of planting. Each tree shall be planted in at least 200 cubic feet of soil with a depth of at least 3 feet, 6 inches.

(g) **Paving**

The provisions of paragraph (l) of Section 37-04 shall apply.

(h) **Seating**

One linear foot of seating for every 150 square feet of mandatory sidewalk widening shall be provided. In addition, the provisions of Section 62-672 (Seating), shall apply.

(i) **Bicycle parking facilities**

The provisions of Section 27-123 (Bicycle parking facilities) shall apply.

(j) **Drinking fountains**

The provisions of Section 27-124 (Drinking fountains) shall apply.

**(k) Aesthetic amenities**

One of the following amenities shall be provided:

(1) prominent lighting that enhances the architectural features of the upper stories of the #building#;

(2) an ornamental water feature within the mandatory sidewalk widening, or

(3) artwork, such as sculpture, within the mandatory sidewalk widening;

**(l) Lighting**

The provisions of paragraph (n) of Section 37-04 shall apply, except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

**(m) Sidewalk widening signs**

The provisions of paragraph (o)(2) of Section 37-04 shall apply.

**(n) Maintenance**

The provisions of paragraph (g) of Section 37-04 shall apply.

**117-56**

**Special permit for bulk modifications on #Blocks# 86/72 and 403**

For any #development# or #enlargement# on a #zoning lot# that has at least 50,000 square feet of #lot area#, located on #Block# 86/72 or #Block# 403 in Area C as shown on Map 1 of Appendix C of this Chapter, the City Planning Commission may increase the #floor-area ratio# up to a maximum of 8.0 and may modify the #street wall# regulations of paragraphs (a) and (b) of Section 117-531 (Street wall location), provided that all open areas on the #zoning lot# shall be accessible to the public and shall include an open area of not less than 20,000 square feet, provided the Commission finds that:

(a) such open area is designed so that it provides recreational opportunities for the community;

(b) the portion of the #development# or #enlargement# adjacent to the public open area shall be either a retail #use#, other #use# or treatment that complements the open area; and

(c) such modification of the #street wall# requirements is necessary to accommodate the publicly accessible open area and will result in a better site plan.

Design elements of the open area including lighting, paving, #signs# and plantings shall be specified in the application.

The provisions of paragraph (c) (Public space signage systems), and of paragraph (q) (Maintenance), of Section 37-04 (Requirements for Urban Plazas) shall apply.

The Commission may prescribe appropriate conditions and safeguards including requirements for sanitation, security including lighting, landscaping or limitations on the manner and/or hours of operation to minimize adverse effects on the character of the surrounding area.

117-57

Modification of Article V, Chapter 4

The provisions of Section 123-80 (Modification of Article V, Chapter 4), of the Special Mixed Use District shall apply within the Queens Plaza Subdistrict.

APPENDIX A

Hunters Point Subdistrict Map Special Long Island City Mixed Use District and Subdistricts Map

(SPECIAL DISTRICT AND SUBDISTRICT MAP)

8/14/86

APPENDIX A B

Court Square Subdistrict Plan Map

(SUBDISTRICT PLAN MAP)

8/17/89

APPENDIX B

Description of Improvements

This Appendix lists describes the mandatory lot improvements which that are designated on the District Plan Map (Appendix A B) for the Court Square Subdistrict. The appendix This description refers to the text for requirements and standards for the following improvements.

#Block# 1

- (1) A subway improvement, to consist of a connection between the G and 7 lines and maintenance of glass partitions in the control area of the E/F Ely Avenue mezzanine

and near the control area of the G mezzanine which are to be installed by the developer of #Block# 2. The developer shall notify the Chairperson of the City Planning Commission upon both application for and issuance of a first building permit for the #development# on this #block#.

**#Block# 2**

- (1) A subway improvement, to consist of a connection between the E/F and G lines preparation of preliminary plans for a G/7 connection and installation of glass partitions in the control area of the E/F Ely Avenue mezzanine and near the control area of the G mezzanine upon receipt of a written request by the Chairperson of the City Planning Commission, which shall occur only after the issuance of a first building permit for the #development# on #Block# 1.

**#Block# 3**

- (1) A subway improvement, to consist of construction of a building entrance within the #lot line# at the northwestern corner of the #block#, a direct link to the 7 platform, and construction of a new mezzanine area; and/or
- (2) A subway improvement, to consist of a substantial physical improvement to the G platform and mezzanine areas, including reconfiguration of control areas as necessary and acoustical upgrading.

**APPENDIX C**

**Queens Plaza Subdistrict**

**Map 1 - Designated Districts**

**(MAP 1 DESIGNATED DISTRICTS)**

**Map 2 - Ground Floor Uses**

**(MAP 2 GROUND FLOOR USES)**

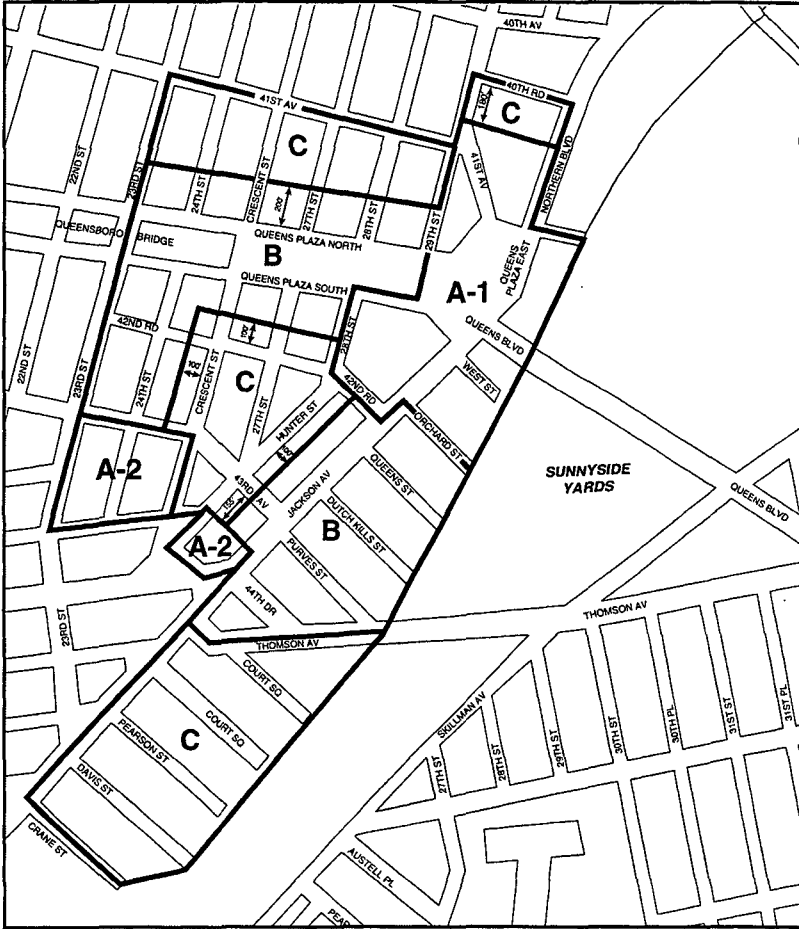
**Map 3 - Area A-1 Sidewalk Widening, Street Wall Location and Ground Floor Use**

**(MAP 3 AREA A-1 SIDEWALK WIDENING AND STREET WALL LOCATION)**



**APPENDIX C**

Map 1. Areas and Designated Districts within the Queens Plaza Subdistrict

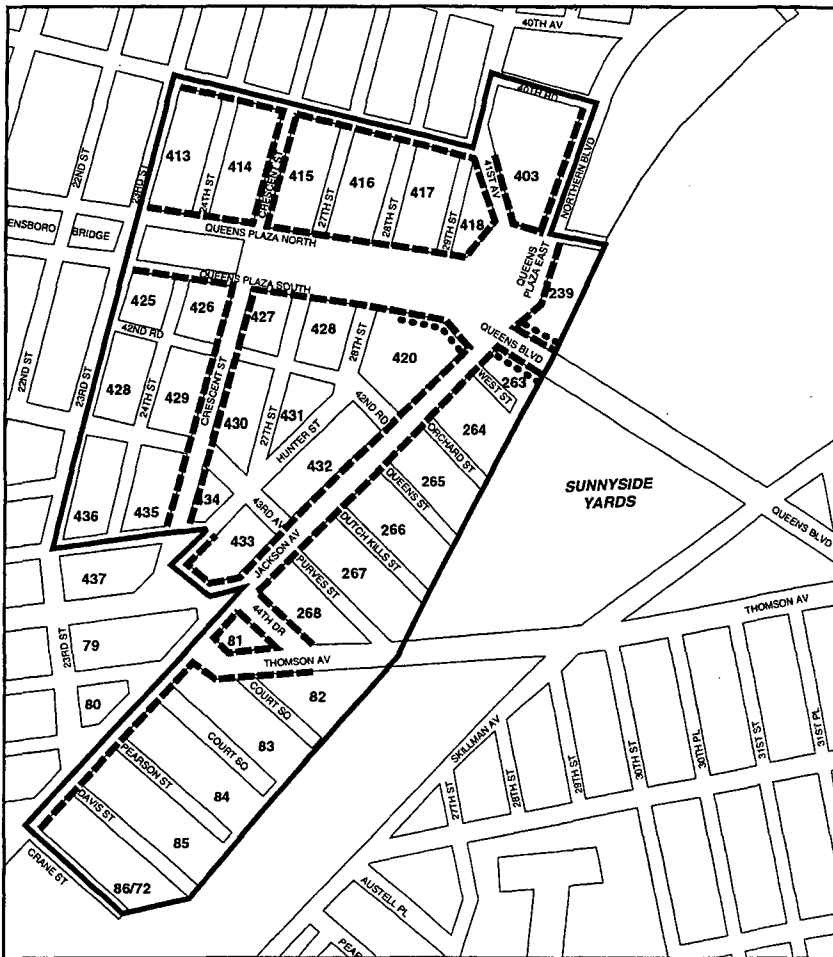


- AREA A-1 M1-6/R10
- AREA A-2 M1-6/R10
- AREA B M1-5/R9
- AREA C M1-5/R7-3



**APPENDIX C**

Map 2. Ground Floor Use and Frontage



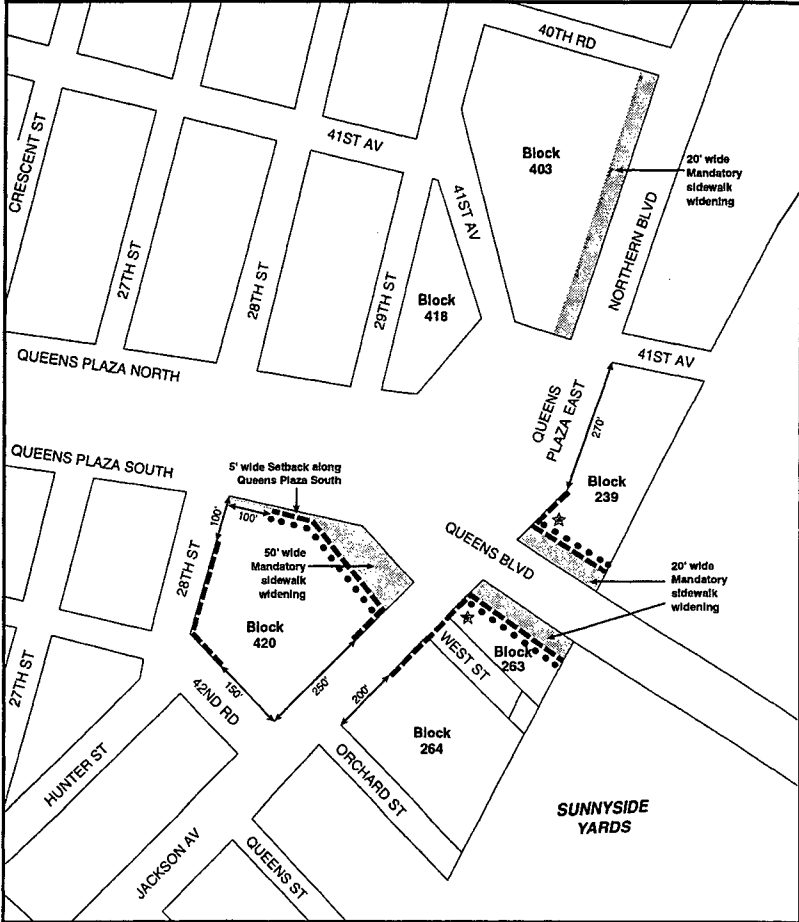
- SUBDISTRICT BOUNDARY
- - - STREET FRONTAGES WHERE GROUND FLOORS ARE RESTRICTED TO NON-RESIDENTIAL USES
- STREET FRONTAGES WHERE GROUND FLOORS ARE RESTRICTED TO COMMERCIAL USES









**APPENDIX C**

Map 3. Area A-1 Sidewalk Widening, Street Wall Location and Ground Floor Plan



 Area A-1 Mandatory Sidewalk Widening  
 Permitted Street Wall Setback Locations

 Ground Floor Commercial Use only  
 Additional 1,500 sq. ft. of sidewalk widening to be located within 100' of the intersection.



Resolution for adoption scheduling April 25, 2001 for a continued public hearing.

No. 5

CDs 1 and 2

N 000407(A) ZRQ

IN THE MATTER OF a modified application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for amendments to the Zoning Resolution of the City of New York, concerning Article XI, Chapter 7, (Special Hunters Point Mixed Use District) and related sections, renaming such district the Special Long Island City Mixed Use District, and establishing new subdistricts and related regulations.

PROPOSED SPECIAL LONG ISLAND CITY MIXED USE DISTRICT REVISED

MODIFIED SECTIONS

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 where unchanged text appears in the Zoning Resolution

The following modified sections replace text of the Proposed Special Long Island City Mixed Use District-Revised, application number N000407ZRQ. Only the modified sections appear below. The text of the Modified Special Long Island City Mixed Use District-Revised, application number N000407(A)ZRQ is the same as the text in application number N000407ZRQ except for the changes appearing in the modified sections below.

~~117-531~~

~~Street wall location~~

- (a) ~~On a #wide street#, and on a #narrow street# within 50 feet of its intersection with a #wide street#, the #street wall# of a #building# shall be located on the #street line# and extend along the entire #street frontage# of the #zoning lot# up to at least the applicable minimum base height specified in the table in Section 117-532 or the height of the #building#, whichever is less. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.~~
- (b) ~~On a #narrow street# within 100 feet of its intersection with a #wide street#, #street walls# shall extend along the entire width of such #narrow street# frontage of the~~

#zoning lot# and shall rise without setback up to at least the applicable minimum base height specified in the table in Section 117-532, or the height of the #building#, whichever is less. Beyond 100 feet of the intersection of a #wide street#, #street walls# shall extend along at least 70 percent of such #narrow street# frontage of the #zoning lot# and shall rise without setback up to at least the applicable minimum base height specified in such table, or the height of the #building#, whichever is less. Beyond 50 feet of the intersection of a #wide street#, all #street walls# required pursuant to this paragraph, (b), shall be located within eight feet of the #street line#.

- (c) On a #wide street# above the ground floor level, up to 30 percent of the #aggregate width of street walls# may be located beyond the #street line# in compliance with #outer court# regulations.
- (d) On a #narrow street#, recesses are permitted at any level in the #street wall# of a base for #outer courts# or balconies. The aggregate length of such recesses shall not exceed 50 percent of the length of the entire #street wall# at any level. However, not more than 30 percent of the aggregate length of such recesses shall exceed a depth of eight feet.

#### 117-532

#### Setback regulations for buildings that exceed the maximum base height

All portions of #buildings or other structures# that exceed the maximum base height specified in the table in this Section shall comply with the following provisions:

- (a) At a height not lower than the minimum base height or higher than the maximum base height specified in the table for the applicable area, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street# and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#.

Area	Minimum Base Height on #Wide Streets#*	Minimum Base Height on #Narrow Streets#**	Maximum Base Height on All Streets
A-1	60	23	150
A-2	60	23	150
B	100	23	150
C	60	23	100

\* On a #wide street# and on a #narrow street# within 50 feet of its intersection with a #wide street#

\*\* On a #narrow street# beyond 50 feet of its intersection with a #wide street#

- (b) On the #blocks# in Area A-1 shown on Map 3 of Appendix C, no setbacks are required above the applicable minimum base height specified in the table in paragraph (a). However, if a setback is provided, it shall comply with the provisions of paragraph (a) of this Section.

117-533

#### Special permit to modify use or bulk regulations

For any #development#, #enlargement# or change of #use# on a #zoning lot# within the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# requirements, provided the Commission shall find that:

- such modification will aid in achieving the general purposes and intent of the Special District;
- such #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary for the programmatic requirements of the #development#;
- such #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;
- such #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and
- such #development# or #enlargement# will relate harmoniously to the character of the

surrounding area.

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

117-54Off-street Parking and Loading Regulations

- (a) The off-street parking provisions of Article I, Chapter 3 shall apply except that
- (1) the provisions of paragraph (b) of Section 13-142 (Additional Regulations for Permitted Accessory Off-Street Parking Spaces) shall also apply to Northern Boulevard, Crescent Street and 23<sup>rd</sup> Street; and
  - (2) the provisions of Section 13-133 (Community facility, commercial or manufacturing developments) shall be modified as follows: the maximum number of #accessory# off-street parking spaces permitted for a #development# or #enlargement# shall not exceed one space per 2,000 square feet of #floor area# or 250 spaces whichever is less.
- (b) Curb cuts for #developments# shall not be permitted within 40 feet of a #zoning lot line# that abuts the Sunnyside Yard.
- (c) #Public parking garages# shall be permitted on #Blocks# 86/72 and 403 pursuant to Section 117-56 (Special Permit for Bulk Modifications on Blocks 86/72 and 403).

117-56Special Permit for Bulk Modifications on Blocks 86/72 and 403

For any #development# or #enlargement# on a #zoning lot# that has at least 50,000 square feet of #lot area#, located on #Block# 86/72 or #Block# 403 in Area C as shown on Map 1 of Appendix C of this Chapter, the City Planning Commission may increase the #floor area ratio# up to a maximum of 8.0 and may modify the #street wall# regulations of paragraphs (a) and (b) of Section 117-531 (Street wall location) and paragraph (a) of Section 117-532 (Setback regulations for buildings that exceed the maximum base height) provided that:

- (a) a public open area of not less than 20,000 square feet and a #public parking garage# containing no fewer than 250 spaces shall be included on the #zoning lot#, and further provided the Commission finds that:
- (1) the public open area is designed so that it provides recreational opportunities for the community;

- (2) the portion of the #development# or #enlargement# adjacent to the public open area shall be either a retail #use#, other #use# or treatment that complements the open area;
- (3) such modification of the #street wall# requirements is necessary to accommodate the public open area or the #public parking garage# and will result in a better site plan;
- (4) the #public parking garage# is located and designed in such a way so that it shall not adversely affect the quality of the design, access to, or use of the public open area; and
- (5) where the Commission permits parking on the roof of such #public parking garage#, such roof parking shall be so located as not to impair the essential character or future use or development of adjacent areas.

Design elements of the open area including lighting, paving, seating, #signs#, and planting areas shall be specified in the application. The provisions of paragraph (o) (Public space signage systems) and of paragraph (q) (Maintenance) of Section 37-04 (Requirements for Urban Plazas) shall apply.

- (b) The #public parking garage# shall be subject to the following conditions:
  - (1) the floor space on one or more #stories# of the #public parking garage#, up to a height of 23 feet above #curb level# shall be exempt from the definition of #floor area# as set forth in Section 12-10 (DEFINITIONS);
  - (2) the entrances and exits shall be located so that they will not be hazardous to traffic safety nor likely to unduly inhibit pedestrian movement; and
  - (3) at the vehicular entrances a minimum of 12 reservoir spaces shall be provided and the total number of reservoir spaces shall be equivalent to five percent of any spaces in excess of 250, up to a maximum of 50 reservoir spaces.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requirements for sanitation and security, which may include conditions for lighting and landscaping or limitations on the manner and/or hours of operation.

## APPENDIX C

### Queens Plaza Subdistrict

#### Map 1 - Designated Districts

**(MAP 1: DESIGNATED DISTRICTS)**

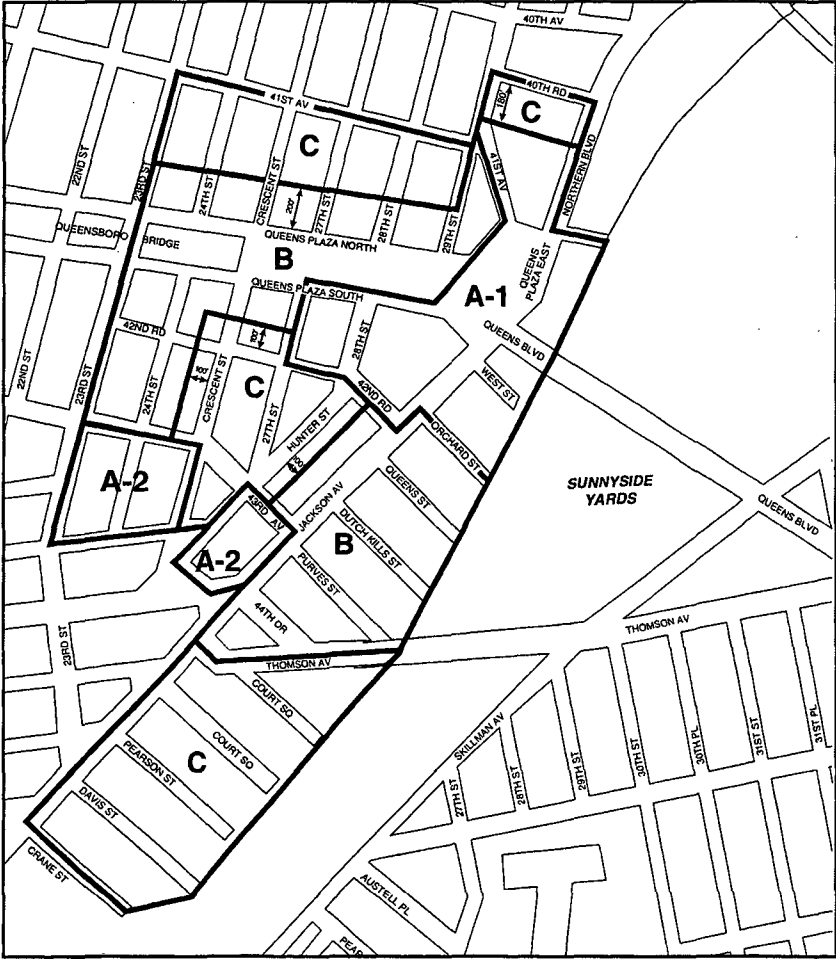


**Map 3: Area A-1 Sidewalk Widening, Street Wall Location and Ground Floor Use**

**(MAP 3: AREA A-1 SIDEWALK WIDENING AND STREET WALL LOCATION)**

**APPENDIX C**

Map 1. Areas and Designated Districts within the Queens Plaza Subdistrict



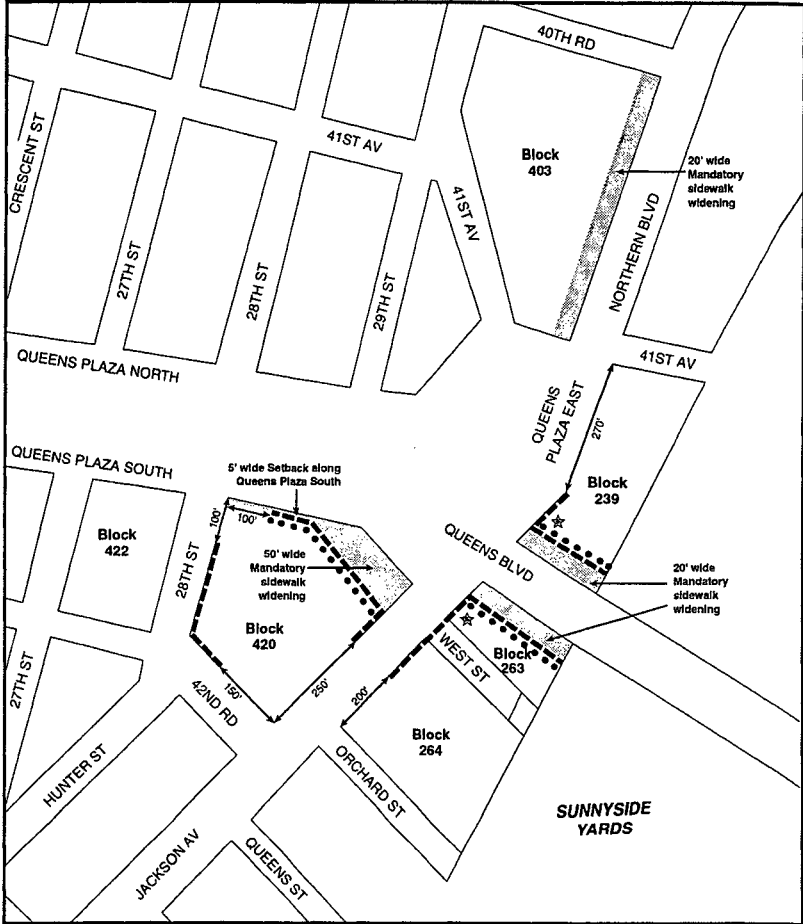
- AREA A-1 M1-6/R10
- AREA A-2 M1-6/R10
- AREA B M1-5/R9
- AREA C M1-5/R7-3









### APPENDIX C

Map 3. Area A-1 Sidewalk Widening, Street Wall Location and Ground Floor Plan



 Area A-1 Mandatory Sidewalk Widening  
 Permitted Street Wall Setback Locations

 Ground Floor Commercial Use only  
 Additional 1,500 sq. ft. of sidewalk widening to be located within 100' of the intersection.



**Resolution for adoption scheduling April 25, 2001 for a public hearing.**

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**No. 6****CD 1 & 2****C 000406(A) ZMQ**

**IN THE MATTER OF** a modified application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

- 1) changing from an M1-5 District to an M1-5/R7-3 District property bounded by:
  - a) 40<sup>th</sup> Road, Northern Boulevard, a line 180 feet southwesterly of 40<sup>th</sup> Road, and 29<sup>th</sup> Street;
  - b) 41<sup>st</sup> Avenue, 29<sup>th</sup> Street, a line 200 feet northeasterly of Queens Plaza North, and 23<sup>rd</sup> Street; and
  - c) a line 100 feet northeasterly of 42<sup>nd</sup> Road, 27<sup>th</sup> Street, 42<sup>nd</sup> Road, a line midway between Hunter Street and Jackson Avenue, 43<sup>rd</sup> Avenue, and a line midway between 24<sup>th</sup> Street and Crescent Street;
- 2) changing from an M1-5 District to an M1-5/R9 District property bounded by:
  - a) a line 200 feet northeasterly of Queens Plaza North, 29<sup>th</sup> Street, 41<sup>st</sup> Avenue, Hunter Street and its southwesterly prolongation, a line midway between the northeasterly street line of Queens Plaza North and the southwesterly street line of Queens Plaza South, 27<sup>th</sup> Street, a line 100 feet northeasterly of 42<sup>nd</sup> Road, a line midway between 24<sup>th</sup> Street and Crescent Street, 43<sup>rd</sup> Avenue, and 23<sup>rd</sup> Street; and
  - b) a line midway between Hunter Street and Jackson Avenue, 42<sup>nd</sup> Road, Jackson Avenue, Orchard Street and its southeasterly prolongation, the northwesterly property line of the Metropolitan Transportation Authority (MTA)/Long Island Rail Road right-of-way, Purves Street, Jackson Avenue, and 43<sup>rd</sup> Avenue;
- 3) changing from an M1-5 District to an M1-6/R10 District property bounded by a line 180 feet southwesterly of 40<sup>th</sup> Road, Northern Boulevard, 41<sup>st</sup> Avenue and its southeasterly prolongation, the northwesterly property line of the MTA/Long Island Rail Road right-of-way, Orchard Street and its southeasterly prolongation, Jackson Avenue, 42<sup>nd</sup> Road, 27<sup>th</sup> Street, a line midway between the northeasterly street line of Queens Plaza North and the southwesterly street line of Queens Plaza South, Hunter Street and its southwesterly prolongation, 41<sup>st</sup> Avenue, and 29<sup>th</sup> Street;

- 4) changing from an M1-4 District to an M1-5/R7-3 District property bounded by:
  - a) 43<sup>rd</sup> Avenue, Hunter Street, 44<sup>th</sup> Road, and Crescent Street; and
  - b) Thomson Avenue, the northwesterly property line of the MTA/Long Island Railroad right-of-way, Crane Street and its southeasterly prolongation, a line 100 feet southeasterly of Jackson Avenue, Davis Street, and Jackson Avenue;
- 5) changing from an M1-4 District to an M1-5/R9 District property bounded by Purves Street, Thomson Avenue, and Jackson Avenue;
- 6) changing from an M1-4 District to an M1-6/R10 District property bounded by:
  - a) 43<sup>rd</sup> Avenue, Crescent Street, 44<sup>th</sup> Road, and 23<sup>rd</sup> Street; and
  - b) 43<sup>rd</sup> Avenue, Jackson Avenue, a line 50 feet southerly of the northerly street line of 44<sup>th</sup> Drive, a line 50 feet southwesterly of the northeasterly boundary line of Capt. Malcolm. M. Rafferty Square, and Hunter Street and its southwesterly prolongation; and
- 7) eliminating from an existing R7A District a C2-5 District bounded by Jackson Avenue, Davis Street, a line 100 feet southeasterly of Jackson Avenue, and Crane Street;
- 8) changing from an R7A District to an M1-5/R7-3 District property bounded by Jackson Avenue, Davis Street, a line 100 feet southeasterly of Jackson Avenue, and Crane Street; and
- 9) establishing a Special Long Island City Mixed Use District( LIC) [formerly a Special Hunters Point Mixed Use District, (HP)] within the area bounded by 23<sup>rd</sup> Street, 41<sup>st</sup> Avenue, 29<sup>th</sup> Street, 40<sup>th</sup> Road, Northern Boulevard, 41<sup>st</sup> Avenue and its southeasterly prolongation, the northwesterly property line of the MTA/Long Island Rail Road right-of-way, Crane Street and its southeasterly prolongation, a line 100 feet southeasterly of Jackson Avenue, a line midway between Pearson Street and Davis Street, a line 375 feet southeasterly of Jackson Avenue, Pearson Street, Jackson Avenue, 43<sup>rd</sup> Avenue, Hunter Street, 44<sup>th</sup> Road, Crescent Street, a line 66 feet northerly of 44<sup>th</sup> Road, a line midway between 24<sup>th</sup> Street and Crescent Street, and 44<sup>th</sup> Road :

as shown on a diagram (for illustrative purposes only) dated March 30, 2001 and proposed for modification on March 26, 2001 pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, Borough of Queens, Community Districts 1 and 2, and subject to the conditions of CEQR Declaration E-104.

Note: The name of the Special Hunters Point Mixed Use District (HP) is being changed to the Special Long Island City Mixed Use District (LIC).

**Resolution for adoption scheduling April 25, 2001 for a public hearing.**

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**NOTICE**

**On Wednesday, April 25, 2001, at 10:00 a.m., in Spector Hall, 22 Reade Street, New York, New York, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning several amendments to the zoning map and zoning text, and other related actions, for 37 blocks in the vicinity of Queens Plaza and the Sunnyside Railroad Yards in Long Island City, Queens, Community Districts 1 and 2, to establish a new Special Long Island City District.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 00DCP055Q.**

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**CITYWIDE**

**No. 7**

**CD 2 Brooklyn  
CD 5 & 6 Manhattan**

**C 010199 ZMY**

**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 relating to:**

- 1. Section Nos. 12d and 16c in Brooklyn:**
  - a. changing from a C5-2 District to a C5-2A District property bounded by Pierrepont Street, a line 100 feet westerly of Clinton Street, Livingston Street, a line perpendicular to the northerly street line of Livingston Street distant 218 feet westerly from the intersection of the northerly street line of Livingston Street and the westerly street line of Boerum Place, Joralemon Street, Court Street, Montague Street, and a line 100 feet westerly of Cadman Plaza West;
  - b. changing from a C6-4 District to a C5-2A District property bounded by Joralemon Street, a line perpendicular to the northerly street line of Livingston Street distant 218 feet westerly from the intersection of the northerly street line of Livingston Street and the westerly street line of Boerum Place, Livingston Street, and Boerum Place;

- c. changing from a C6-1 District to a C6-2A District property bounded by Livingston Street, a line 100 feet westerly of Court Street, Atlantic Avenue, and Smith Street;
- d. changing from a C6-1 District to an R6B District property bounded by:
  - 1) Fulton Street, St. Felix Street, Hanson Place, and Ft. Greene Place; and
  - 2) a line bisecting an angle formed by the westerly prolongation of the southerly street line of Schermerhorn Street and the northwesterly prolongation of the northeasterly street line of State Street, a line midway between Schermerhorn Street and State Street, a line 100 feet southeasterly of Smith Street, State Street, and 3<sup>rd</sup> Avenue;
- e. changing from an R6 District to an R6B District property bounded by State Street, a line 100 feet southeasterly of Smith Street, a line midway between State Street and Atlantic Avenue, and a line 240 feet northwesterly of 4<sup>th</sup> Avenue;
- f. changing from an R7-1 District to a C6-1 District property bounded by Tillary Street, Cadman Plaza West, Court Street, Joralemon Street, Adams Street/Brooklyn Bridge Boulevard, Johnson Street, and Cadman Plaza East;
- g. changing from an M1-6 District to a C6-4 District property bounded by DeKalb Avenue, a line 250 feet westerly of the westerly street line of Rockwell Place, Fulton Street, and Ashland Place;
- h. changing from a C6-1 District to an R7A District property bounded by a line midway between State Street and Atlantic Avenue, a line 130 feet southeasterly of Smith Street, Atlantic Avenue, 3<sup>rd</sup> Avenue, Dean Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Pacific Street, a line 400 feet northwesterly of 4<sup>th</sup> Avenue, Atlantic Avenue, Flatbush Avenue, State Street, and a line 240 feet northwesterly of 4<sup>th</sup> Avenue;
- i. changing from an R6 District to an R6A District property bounded by Atlantic Avenue, Court Street, Pacific Street, a line 75 feet easterly of Court Street, a line bisecting an angle formed by the northwesterly prolongations of the southwesterly street line of Atlantic Avenue and the northeasterly street line of Pacific Street, a line midway between Atlantic Avenue and Pacific Street, and 3<sup>rd</sup> Avenue;
- j. eliminating from an existing R6 District a C2-3 District bounded by Atlantic Avenue, Court Street, Pacific Street, a line 75 feet easterly of Court Street, a line bisecting an angle formed by the northwesterly prolongations of the southwesterly street line of Atlantic Avenue and the northeasterly street line of Pacific Street, a line midway between Atlantic Avenue and Pacific Street, and 3<sup>rd</sup> Avenue;
- k. establishing within a proposed R6A District a C2-4 District bounded by Atlantic

Avenue, Court Street, Pacific Street, a line 75 feet easterly of Court Street, a line bisecting an angle formed by the northwesterly prolongations of the southwesterly street line of Atlantic Avenue and the northeasterly street line of Pacific Street, a line midway between Atlantic Avenue and Pacific Street, and 3<sup>rd</sup> Avenue;

- l. establishing within a proposed R7A District a C2-4 District bounded by a line midway between State Street and Atlantic Avenue, a line 130 feet southeasterly of Smith Street, Atlantic Avenue, 3<sup>rd</sup> Avenue, Dean Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Pacific Street, a line 400 feet northwesterly of 4<sup>th</sup> Avenue, Atlantic Avenue, Flatbush Avenue, State Street, and a line 240 feet northwesterly of 4<sup>th</sup> Avenue;
- m. eliminating a Special Fulton Mall District (FM) bounded by a line 100 feet north of DeKalb Avenue, a line 100 feet northerly of Fulton Street, the southerly street line of Willoughby Street, the easterly street line of Boerum Place, a line 100 feet southerly of Fulton Street, the northwesterly street line of Nevins Street, and the westerly street line of Flatbush Avenue;
- n. eliminating a Special Atlantic Avenue District (AA) bounded by Atlantic Avenue, Court Street, Pacific Street, a line 75 feet easterly of Court Street, a line midway between Atlantic Avenue and Pacific Street, 3<sup>rd</sup> Avenue, Pacific Street, a line 100 feet easterly of 3<sup>rd</sup> Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 200 feet westerly of 4<sup>th</sup> Avenue, Atlantic Avenue, the westerly street line of 4<sup>th</sup> Avenue, the westerly street line of Flatbush Avenue, the southerly street line of State Street, a line 240 feet westerly of 4<sup>th</sup> Avenue, a line midway between State Street and Atlantic Avenue, a line 25 feet easterly of Hoyt Street, State Street, a line 75 feet westerly of Hoyt Street, a line midway between State Street and Atlantic Avenue, and a line 130 feet easterly of Smith Street; and
- o. establishing a Special Downtown Brooklyn District (DB) bounded by Tillary Street, Clinton Street, a line 280 feet southerly of Clark Street, a line 100 feet westerly of Clinton Street, Livingston Street, a line 100 feet westerly of Court Street, Atlantic Avenue, Court Street, Pacific Street, a line 75 feet easterly of Court Street, a line bisecting an angle formed by the northwesterly prolongations of the southwesterly street line of Atlantic Avenue and the northeasterly street line of Pacific Street, a line midway between Atlantic Avenue and Pacific Street, 3<sup>rd</sup> Avenue, Pacific Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between Atlantic Avenue and Pacific Street, 4<sup>th</sup> Avenue, Pacific Street, 5<sup>th</sup> Avenue, Atlantic Avenue, S. Portland Avenue, Academy Park Place, S. Elliott Place, Hanson Place, St. Felix Street, Fulton Street, Ashland Place, DeKalb Avenue, the northerly centerline prolongation of Hudson Avenue, a line 230 feet northerly of DeKalb Avenue, the easterly street line of former University Plaza and its northerly prolongation, Willoughby Street, Fleet Place, Fair Street, and Prince Street;

as shown on a diagram (for illustrative purposes only) dated January 8, 2001 and subject to the conditions of CEQR Declaration E-97;

**2. Section Nos. 8c and 8d in Manhattan:**

- a. changing from a C5-2A District to a C5-2.5 District property bounded by a line midway between East 57<sup>th</sup> Street and East 56<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 54<sup>th</sup> Street and East 55<sup>th</sup> Street, and a line 100 feet westerly of Lexington Avenue; and
- b. establishing a Special Midtown District (MiD) bounded by a line midway between East 57<sup>th</sup> Street and East 56<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 54<sup>th</sup> Street and East 55<sup>th</sup> Street, and a line 100 feet westerly of Lexington Avenue,

as shown on a diagram (for illustrative purposes only) dated January 8, 2001; and

**3. Section No. 8d in Manhattan:**

- a. changing from a C5-2 District to a C5-2A District property bounded by East 38<sup>th</sup> Street, Madison Avenue, East 35<sup>th</sup> Street, a line 100 feet easterly of Madison Avenue, a line midway between East 34<sup>th</sup> Street and East 35<sup>th</sup> Street, a line 100 feet westerly of Park Avenue, East 32<sup>nd</sup> Street, a line 100 feet westerly of Park Avenue South, East 27<sup>th</sup> Street, Madison Avenue and its southerly prolongation, East 23<sup>rd</sup> Street, West 23<sup>rd</sup> Street, a line 100 feet westerly of Broadway, West 26<sup>th</sup> Street, a line 100 feet westerly of Fifth Avenue, West 33<sup>rd</sup> Street, Fifth Avenue, East 34<sup>th</sup> Street, and a line 100 feet easterly of Fifth Avenue;
- b. changing from a C6-4 District to a C6-4A District property bounded by West 33<sup>rd</sup> Street, a line 100 feet westerly of Fifth Avenue, West 31<sup>st</sup> Street, and a line 200 feet easterly of Broadway; and
- c. changing from a C6-4M District to a C6-4A District property bounded by East 23<sup>rd</sup> Street, Park Avenue South, East 22<sup>nd</sup> Street, and Broadway,

as shown on a diagram (for illustrative purposes only) dated January 8, 2001.

**Resolution for adoption scheduling April 25, 2001 for a public hearing.**

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**NOTICE**

**On Wednesday, April 25, 2001 at 10:00 a.m. in Spector Hall, 22 Reade Street, New York, New York, a public hearing is being held 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 54<sup>th</sup> Street and East 57<sup>th</sup> 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.**

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**II. PUBLIC HEARINGS**

---

**BOROUGH OF THE BRONX**

**No. 8**

**CD 1**

**C 010110 PQX**

**PUBLIC HEARING:**

**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 property located at 205-209 East 138<sup>th</sup> Street (Block 2340, Lot 3) for continued use as a sign shop.

(On March 28, 2001, Cal. No. 1, the Commission scheduled April 11, 2001 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF QUEENS**

**Nos. 9, 10, 11, 12, and 13**

*(Applications for amendments to the Zoning Resolution, City Map, and Zoning Map to establish a new Special Long Island City Mixed Use District and the grant of a special permit and the disposition of city-owned property)*

**No. 9**

**CD 2**

**C 000266 MMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Outlet City Incorporated, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving the elimination, discontinuance and closing of West Street, southeast of Jackson Avenue, the adjustment of grades necessitated thereby and any acquisition or disposition of real

property related thereto, in accordance with map No. 4953 dated June 9, 2000 and signed by the Borough President.

(On March 28, 2001, Cal. No. 2, the Commission scheduled April 11, 2001 for a public hearing which has been duly advertised.)

**Continue the hearing.**

---

**No. 10**

**CDs 1 and 2**

**C 000406 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

- 1) changing from an M1-5 District to an M1-5/R7-3 District property bounded by:
  - a) 40<sup>th</sup> Road, Northern Boulevard, a line 180 feet southwesterly of 40<sup>th</sup> Road, and 29<sup>th</sup> Street;
  - b) 41<sup>st</sup> Avenue, 29<sup>th</sup> Street, a line 200 feet northeasterly of Queens Plaza North, and 23<sup>rd</sup> Street; and
  - c) a line 100 feet northeasterly of 42<sup>nd</sup> Road, 28<sup>th</sup> Street, 42<sup>nd</sup> Road, a line midway between Hunter Street and Jackson Avenue, 43<sup>rd</sup> Avenue, and a line midway between 24<sup>th</sup> Street and Crescent Street;
  
- 2) changing from an M1-5 District to an M1-5/R9 District property bounded by:
  - a) a line 200 feet northeasterly of Queens Plaza North, 29<sup>th</sup> Street and its southwesterly prolongation, a line midway between the northeasterly street line of Queens Plaza North and the southwesterly street line of Queens Plaza South, 28<sup>th</sup> Street, a line 100 feet northeasterly of 42<sup>nd</sup> Road, a line midway between 24<sup>th</sup> Street and Crescent Street, 43<sup>rd</sup> Avenue, and 23<sup>rd</sup> Street; and
  
  - b) a line midway between Hunter Street and Jackson Avenue, 42<sup>nd</sup> Road, Jackson Avenue, Orchard Street and its southeasterly prolongation, the northwesterly property line of the Metropolitan Transportation Authority (MTA)/Long Island Rail Road right-of-way, Purves Street, Jackson Avenue, and 43<sup>rd</sup> Avenue;

- 3) changing from an M1-5 District to an M1-6/R10 District property bounded by a line 180 feet southwesterly of 40<sup>th</sup> Road, Northern Boulevard, 41<sup>st</sup> Avenue and its southeasterly prolongation, the northwesterly property line of the MTA/Long Island Rail Road right-of-way, Orchard Street and its southeasterly prolongation, Jackson Avenue, 42<sup>nd</sup> Road, 28<sup>th</sup> Street, a line midway between the northeasterly street line of Queens Plaza North and the southwesterly street line of Queens Plaza South, and 29<sup>th</sup> Street;
- 4) changing from an M1-4 District to an M1-5/R7-3 District property bounded by:
  - a) 43<sup>rd</sup> Avenue, a line midway between Hunter Street and Jackson Avenue, a line 155 feet southwesterly of 43<sup>rd</sup> Avenue, Hunter Street, 44<sup>th</sup> Road, and Crescent Street; and
  - b) Thomson Avenue, the northwesterly property line of the MTA/Long Island Railroad right-of-way, Crane Street and its southeasterly prolongation, a line 100 feet southeasterly of Jackson Avenue, Davis Street, and Jackson Avenue;
- 5) changing from an M1-4 District to an M1-5/R9 District property bounded by 43<sup>rd</sup> Avenue, Jackson Avenue, Purves Street, Thomson Avenue, Jackson Avenue, a line 155 feet southwesterly of 43<sup>rd</sup> Avenue, and a line midway between Hunter Street and Jackson Avenue;
- 6) changing from an M1-4 District to an M1-6/R10 District property bounded by:
  - a) 43<sup>rd</sup> Avenue, Crescent Street, 44<sup>th</sup> Road, and 23<sup>rd</sup> Street; and
  - b) a line 155 feet southwesterly of 43<sup>rd</sup> Avenue, Jackson Avenue, a line 50 feet southerly of the northerly street line of 44<sup>th</sup> Drive, a line 50 feet southwesterly of the northeasterly boundary line of Capt. Malcolm. M. Rafferty Square, and Hunter Street and its southwesterly prolongation; and
- 7) eliminating from an existing R7A District a C2-5 District bounded by Jackson Avenue, Davis Street, a line 100 feet southeasterly of Jackson Avenue, and Crane Street;
- 8) changing from an R7A District to an M1-5/R7-3 District property bounded by Jackson Avenue, Davis Street, a line 100 feet southeasterly of Jackson Avenue, and Crane Street; and
- 9) establishing a Special Long Island City Mixed Use District( LIC) [formerly a Special Hunters Point Mixed Use District, (HP)] within the area bounded by 23<sup>rd</sup> Street, 41<sup>st</sup> Avenue, 29<sup>th</sup> Street, 40<sup>th</sup> Road, Northern Boulevard, 41<sup>st</sup> Avenue and its southeasterly prolongation, the northwesterly property line of the MTA/Long Island Rail Road right-of-way, Crane Street and its southeasterly prolongation, a line 100 feet southeasterly of Jackson Avenue, a line midway between Pearson Street and Davis Street, a line 375

feet southeasterly of Jackson Avenue, Pearson Street, Jackson Avenue, 43<sup>rd</sup> Avenue, Hunter Street, 44<sup>th</sup> Road, Crescent Street, a line 66 feet northerly of 44<sup>th</sup> Road, a line midway between 24<sup>th</sup> Street and Crescent Street, and 44<sup>th</sup> Road :

as shown on a diagram (for illustrative purposes only) dated December 26, 2000, and subject to the conditions of CEQR Declaration E-104.

Note: The name of the Special Hunters Point Mixed Use District (HP) is being changed to the Special Long Island City Mixed Use District (LIC).

(On March 28, 2001, Cal. No. 3, the Commission scheduled April 11, 2001 for a public hearing which has been duly advertised.)

Continue the hearing.



No. 11

CDs 1 and 2

N 000407 ZRQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, **for amendments to the Zoning Resolution of the City of New York, concerning Article XI, Chapter 7, (Special Hunters Point Mixed Use District) and related sections, renaming such district the Special Long Island City Mixed Use District, and establishing new subdistricts and related regulations.**

**PROPOSED SPECIAL LONG ISLAND CITY MIXED USE DISTRICT  
REVISED**

Matter in Graytone is new, to be added;

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

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

. . . indicates unchanged text omitted within a paragraph

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

11-12

Establishment of Districts

**Establishment of the Special Hillides Preservation District**

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 9, the #Special Hillides Preservation District# is hereby established.

~~Establishment of the Special Hunters Point Mixed Use District~~

~~In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 7, the #Special Hunters Point Mixed Use District# is here by established.~~

**Establishment of the Special Jacob K. Javits Convention Center District**

\* \* \*

**Establishment of the Special Little Italy District**

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 9, the #Special Little Italy District# is hereby established.

~~Establishment of the Special Long Island City Mixed Use District~~

~~In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 7, the #Special Long Island City Mixed Use District# is hereby established.~~

**Establishment of the Special Lower Manhattan District**

\* \* \*

12-10

**DEFINITIONS**

\* \* \*

Plaza, urban

\* \* \*

Predominantly built-up area

\* \* \*

Furthermore, the regulations applicable to a #predominantly built-up area# shall continue to apply in the #Special Coney Island Mixed Use District#, the #Special Hunters Point Mixed Use District#, and the #Special Ocean Parkway District#, and in areas subject to the provisions of Section 23-146 (Optional provisions for certain R5 and R6 Districts in Brooklyn).

\* \* \*

Public park

\* \* \*

Special Hillside Preservation District

\* \* \*

~~Special Hunter's Point Mixed-Use District — (10/25/95)~~

~~The "Special Hunter's Point Mixed-Use District" is a Special Purpose District designated with the letters "HP" in which regulations set forth in Article XI, Chapter 7, apply. The #Special Hunter's Point Mixed-Use District# and its regulations supplement or supersede those of the districts on which it is superimposed.~~

~~The Court Square Subdistrict of the #Special Hunter's Point Mixed-Use District# is identified in Appendix A. Special regulations set forth in Sections 117-40 through 117-46, inclusive, shall apply to the Court Square Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-30, inclusive.~~

Special Jacob K. Javits Convention Center District

\* \* \*

Special Little Italy District

\* \* \*

~~Special Long Island City Mixed Use District~~

~~The "Special Long Island City Mixed Use District" is a Special Purpose District designated with the letters "LIC" in which regulations set forth in Article XI, Chapter 7, apply. There are three special subdistricts within the #Special Long Island City Mixed Use District#: the Hunters Point Subdistrict, the Court Square Subdistrict and the Queens Plaza Subdistrict. The #Special Long Island City Mixed Use District# and its regulations supplement, modify and supersede those of the districts on which it is superimposed.~~

Special Lower Manhattan District

\* \* \*

21-15

R3-2, R4, R4B, R5, R6, R7, R8, R9 and R10 - General Residence Districts

\* \* \*

R7-3 and R9-1 Districts may be mapped only within the #waterfront area# and in the #Special Mixed Use District# and, in addition, ~~R7-3 Districts may be mapped in the #Special Long Island City Mixed Use District#.~~

\* \* \*

ARTICLE XI

Chapter 7

Special Hunters Point ~~Long Island City~~ Mixed Use District

117-00

GENERAL PURPOSES

The "Special ~~Hunters Point Long Island City~~ Mixed Use District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the ~~Hunters Point Long Island City~~ community. These general goals include, among others, the following specific purposes:

- (a) ~~to stabilize the future support the continuing growth~~ of a mixed residential, commercial and industrial neighborhood by permitting expansion and new development of residential, commercial, community facility and light manufacturing uses where adequate environmental standards are assured;
- (b) ~~to encourage the development of moderate to high density commercial uses within a compact transit-oriented area;~~
- (b c) to strengthen traditional retail streets ~~in Hunters Point~~ by allowing the development of new residential and retail uses;
- (e d) to promote the opportunity for people to work in the vicinity of their residences;
- (d e) to retain jobs within New York City;
- (e f) to provide an opportunity for the improvement of ~~Hunters Point Long Island City~~ in a manner consistent with the objectives of the comprehensive plan for the City of New York; and
- (f g) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

117-01

Definitions

~~Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS).~~

\* \* \*

**Special Hunters Point Mixed Use District**  
(repeated from Section 12-10)

The "Special Hunters Point Mixed Use District" is a Special Purpose District designated with the letters "HP" in which regulations set forth in Article XI, Chapter 7, shall apply. The #Special Hunters Point Mixed Use District# and its regulations supplement or supersede those of the districts on which it is superimposed.

The Court Square Subdistrict of the #Special Hunters Point Mixed Use District# is identified in Appendix A. Special regulations set forth in Sections 117-40 through 117-46, inclusive, shall apply to the Court Square Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-30, inclusive.

117-02

**General Provisions**

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Hunters Point Long Island City Mixed Use District# and, in accordance with the provisions of this Chapter, the regulations of the #Special Hunters Point Long Island City Mixed Use District# shall supplement or supersede the underlying district regulations apply to all #developments#, #enlargements#, alterations and changes of #use# within the #Special Long Island City Mixed Use District#, except as otherwise provided in this Chapter. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

- (a) For the purposes of this Chapter, all lawful principal #uses# in enclosed #buildings# that existed on October 25, 1995 shall be considered conforming. Such #uses# may be #enlarged# only as provided in this Chapter. Notwithstanding the provisions of Section 54-40 (Damage or Destruction in Non-complying Buildings), W when an existing a #building# that existed on October 25, 1995, within the Hunters Point or Court Square Subdistricts, is damaged or demolished by any means, it may be reconstructed to its #bulk# prior to such damage or destruction or to the #bulk# permitted by this Chapter, whichever is greater.
- (b) For #developments# or #enlargements# containing both #residential# and non-#residential uses#, or for changes in #use# that would result in a #building# occupied by #residential# and non-#residential uses#, the #residential use# shall be located on a #story# above the highest #story# occupied, in whole or in part, by a non-#residential use#. Non-#residential uses# may, however, be located on the same #story#, or on a #story# higher than that occupied by #residential uses#, provided that the non-#residential uses#
- (1) are located in a portion of the #mixed use building# that has separate direct access



~~to the #street# with no access to the #residential# portion of the #building# at any #story#, and~~

- ~~(2) are not located directly over any portion of the #building# containing #dwelling units#.~~

~~In the granting of special permits or authorizations, the City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding uses.~~

- ~~(c) Regulations relating to #accessory# parking facilities, #public parking lots# and #public parking garages# within the #Special Hunters Point Long Island City Mixed Use District#, and the Court Square Subdistrict are set forth in Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and in Portions of Community Districts 1 and 2 in the Borough of Queens).~~
- ~~(d) In the granting of special permits or authorizations within the #Special Long Island City Mixed Use District#, the City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding uses.~~
- ~~(e) Where references are made to #block# numbers within this Chapter, such numbers are to be found on the maps appended to this Chapter.~~
- ~~(f) In areas within the #Special Long Island City Mixed Use District# that are not within a Subdistrict, the regulations of the underlying zoning district shall apply.~~

117-03

### District Plan and Maps

~~The regulations of this Chapter implement the #Special Long Island City Mixed Use District# Plan.~~

~~The District Plan includes the following maps in Appendices A, B and C:~~

- |                       |   |
|-----------------------|---|
| <del>Appendix A</del> | <del>Map of the #Special Long Island City Mixed Use District# and Subdistricts.</del>                                   |
| <del>Appendix B</del> | <del>Court Square Subdistrict Plan Map and Description of Improvements (Note: formerly Appendix A and Appendix B)</del> |
| <del>Appendix C</del> | <del>Queens Plaza Subdistrict Plan Maps</del>   |

~~Map 1 - Designated Districts of the Queens Plaza Subdistrict~~

Map 2: Ground Floor Uses

Map 3: Area A-1 Sidewalk Widening, Street Wall Location and Ground Floor Uses

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

117-04

Subdistricts

In order to carry out the purposes and provisions of this Chapter, three subdistricts are established within the #Special Long Island City Mixed Use District#. In each of these subdistricts certain regulations apply that do not apply within the remainder of the #Special Long Island City Mixed Use District#. The Special District and Subdistricts are shown in Appendix A (#Special Long Island City Mixed Use District# and Subdistricts).

Special regulations set forth in Sections 117-05 through 117-30 shall apply to the Hunters Point Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-03.

The Court Square Subdistrict Plan Map is within Appendix B.

Special regulations set forth in Sections 117-40 through 117-45 shall apply to the Court Square Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-03.

The Queens Plaza Subdistrict Plan Maps are included in Appendix C. Special regulations set forth in Sections 117-50 through 117-57, inclusive, shall apply to the Queens Plaza Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-03.

117-05

HUNTERS POINT SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of Sections 117-10 through 117-30 shall apply within the Hunters Point Subdistrict and, where noted in Sections 117-40 through 117-45, shall also apply within the Court Square Subdistrict.

*(Note: There are no proposed changes in the existing Hunters Point regulations within the Hunters Point Subdistrict except for Sections 117-10 (title) and 117-23.)*

117-10

SPECIAL USE REGULATIONS FOR M1-4 DISTRICTS

\* \* \*

117-20  
SPECIAL BULK REGULATIONS FOR M1-4 DISTRICTS

\* \* \*

117-23  
Commercial and Manufacturing Uses

The ~~#bulk#~~ regulations of the underlying ~~an M1-4 d~~ District shall apply to ~~#commercial#~~ or ~~#manufacturing uses#~~.

\* \* \*

117-40  
COURT SQUARE SUBDISTRICT

117-401  
General provisions

The regulations governing ~~#developments#~~, ~~#enlargements#~~, ~~#extensions#~~ or changes of ~~#use#~~ within the Court Square Subdistrict of the ~~#Special Long Island City Mixed Use District#~~ are contained within Sections 117-40 through 117-46 ~~45~~. These regulations supplement or supersede the provisions of Sections 117-01 through 117-32 of the ~~#Special Hunters Point Mixed Use District#~~ ~~117-03~~ of the ~~#Special Long Island City Mixed Use District#~~ and supersede the underlying districts. Except as modified by the express provisions of Sections 117-40 through 117-46, the regulations of Sections 117-00 through 117-36 remain in effect.

\* \* \*

117-41  
~~Court Square Subdistrict Plan~~

The Subdistrict Plan for the Court Square Subdistrict identifies the improvements to be provided in the District under the provisions of this Chapter. The elements of the Subdistrict Plan are set forth in the following appendices ~~Appendix B~~, which consists of the ~~Subdistrict Plan Map and the Description of Improvements~~, and are incorporated into the provisions of this Chapter:

- (a) ~~Subdistrict Plan (Appendix A)~~
- (b) ~~Description of Improvements (Appendix B)~~

117-42  
Special Bulk and Use Regulations in the ~~Court Square Subdistrict~~

~~#Developments# or #enlargements# containing at least 70,000 square feet of #floor area# on #zoning lots# of at least 10,000 square feet are subject to the provisions of the underlying C5-3 District, as modified by Sections 117-40 through 117-45.~~

~~Other #developments# or #enlargements# are subject to the #use# provisions of the underlying C5-3 District and the #bulk# provisions of an M1-4 District, as modified by Sections 117-00 through 117-24.~~

117-421

Special bulk regulations

- (a) ~~#Developments# or #enlargements# that meet the minimum #floor area# and #zoning lot# standards of Section 117-44 (Mandatory subway improvements) are subject to the underlying district provisions of C5-3, except as modified by Sections 117-40 through 117-46; and provide mandatory subway improvements as required by Section 117-44 may #develop# to a #floor area ratio# of 15.0. #Developments# or #enlargements# that do not meet the minimum standards of Section 117-44 are subject to the provisions of Sections 117-00 through 117-30 and shall not exceed the maximum #floor area ratios# set forth in Sections 117-20 through 117-23, inclusive, for the applicable #use#.~~

*[Note: (b) and (c) have been clarified and moved from Section 117-451]*

- (b) ~~The following provisions shall not apply within the Court Square Subdistrict:~~

~~Section 33-14 (Floor Area Bonus for an Urban Plaza)~~

~~Section 33-15 (Floor Area Bonus for Arcades)~~

~~Section 33-26 (Minimum Required Rear Yards)~~

~~Section 34-223 (Floor area bonus for a residential plaza)~~

~~Section 34-224 (Floor area bonus for an urban plaza)~~

~~Section 34-225 (Floor area bonus for an arcade)~~

~~Section 34-23 (Density Bonus for a Residential Plaza, Urban Plaza or Arcade)~~

- (c) ~~The height and setback regulations of the underlying C5-3 District shall apply, except that no #building or other structure# shall exceed a height of 85 feet above the #base plane# within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street, and a line 75 feet north of and parallel to 45th Road.~~

117-422

Special use regulations

In the Court Square Subdistrict, permitted #uses# shall be limited to the following:

~~Colleges or universities, except dormitories, fraternities or sororities~~

~~Libraries, museums, or non-commercial art galleries~~

All #uses# listed in Use Group 4, except:

~~— Monasteries, convents or novitiates~~

~~— #Non-profit hospital staff dwellings#~~

Use Group 5

All #uses# listed in Use Group 6, except:

~~— Electric or gas utility substations~~

~~— Public utility stations~~

~~— Telephone exchanges or other communications equipment structures~~

~~— Terminal facilities at river crossings~~

~~— Water or sewage pumping stations~~

Use Group 9

Use Group 10

Use Group 11

4/8/98

117-423 422

Sign regulation

\* \* \*

117-44

Mandatory Subway Improvements

#Developments# or #enlargements# containing at least 70,000 square feet of total #floor area# on #zoning lots# of at least 10,000 square feet shall provide mandatory subway

improvements as shown described in Appendices Appendix A and B of this Chapter.

In addition, on #Block# 3, any #development# or #enlargement# containing at least 300,000 square feet of total #floor area# or any #development# or #enlargement# on a #zoning lot# of at least 30,000 square feet of #lot area# shall provide all the mandatory subway improvements for the #block#.

\* \* \*

8/6/98

117-441

Standards and procedures for mandatory subway improvements

\* \* \*

- (3) Prior to the granting of certification by the Chairperson of the City Planning Commission pursuant to Section 117-4645 (Developer's Notice), the Transit Authority shall have submitted a letter to the Chairperson of the City Planning Commission. . .

\* \* \*

*(Note: The regulations contained in Section 117-45 are moved to Section 117-421, the Court Square bulk regulations section.)*

10/25/95

117-45

Special Regulations Within the Court Square Subdistrict

8/27/98

117-451

Bulk regulations

- (a) Within the Court Square Subdistrict, the following provisions affecting #Commercial Districts# shall not apply:

— Section 33-14 (Floor Area Bonus for an Urban Plaza)

— Section 33-15 (Floor Area Bonus for Arcades)

— Section 33-26 (Minimum Required Rear Yards).

- (b) Within the Court Square Subdistrict, the underlying height and setback regulations of

C5-3 Districts shall apply. In addition, no #building or other structure# shall exceed a height of 85 feet above #curb level# within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street, and a line 75 feet north of and parallel to 45th Road.

10/25/95

117-46 117-45

Developer's Notice

\* \* \*

117-50

QUEENS PLAZA SUBDISTRICT

117-501

General provisions

In Areas A-1, A-2, B and C of the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, an MI District is paired with a #Residence District#, as indicated on Map 1 of Appendix C of this Chapter. For the purposes of this Chapter, such #Residence# and MI Districts are referred to as the "designated districts".

For the purposes of this Chapter, in the Queens Plaza Subdistrict, the area referred to as the "Sunnyside Yard" shall include: Yard A, the Arch Street Yard and the Sunnyside Yard, which are located generally between Crane Street, Jackson Avenue, 21<sup>st</sup> Street, 49th Avenue, Skillman Avenue, 43<sup>rd</sup> Street and the North Railroad property line.

117-502

Queens Plaza Subdistrict Plan

The Queens Plaza Subdistrict Plan partly consists of the following three maps located within Appendix C of this Chapter:

Map 1 - Designated Districts within the Queens Plaza Subdistrict

Map 1 of the Queens Plaza Subdistrict Plan identifies special areas comprising the Queens Plaza Subdistrict in which an MI District is paired with a Residence District as indicated on the Subdistrict Map. These areas are as follows:

Area                      Designated Districts

A-1, A-2

MI-6/R10

B

MI-5/R9

C

MI-5/R7-3

Map 2 - Ground Floor Use and Frontage

Map 2 of the Queens Plaza Subdistrict Plan specifies locations where the special ground floor, #use# and frontage regulations, as set forth in Section 117-512, apply.

Map 3 - Area A-1 Sidewalk Widening, Street Wall Location and Ground Floor Use

Map 3 of the Queens Plaza Subdistrict Plan specifies the locations in Area A-1 where special #street wall#, mandatory sidewalk widening and ground floor #use# regulations, as set forth in Sections 117-531 and 117-554, apply.

### 117-503

#### Definitions

Definitions specifically applicable to the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District# are set forth in this Section. Other defined terms are set forth in Section 117-01 (Definitions) of the #Special Long Island City Mixed Use District# and Section 12-10 (DEFINITIONS).

#### Accessory use

In addition to those "accessory uses" listed in Section 12-10, for the purposes of this Section, an #accessory use# shall also include a #dwelling unit# in connection with any commercial, manufacturing or community facility establishment permitted in the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District# pursuant to Section 117-51 (Special Use Regulations), provided that no more than one such unit shall be permitted in connection with any establishment, and provided further that each such unit shall not exceed a gross area of 1,200 square feet or contain more than one kitchen.

#### Home occupation

Within the Queens Plaza Subdistrict, the #home occupation# provisions of Section 12-10 shall apply, except that:

- (a) up to 49 percent of the total #floor area# of a #dwelling unit# may be used for a #home occupation#;
- (b) such #home occupation# may occupy more than 500 square feet of #floor area#; and
- (c) businesses operated as #home occupations# may have up to three non-#residential# employees.

### 117-51

#### Queens Plaza Subdistrict Special Use Regulations

The special #use# provisions of Sections 123-20 through 123-50, inclusive, of the #Special



Mixed Use District shall apply in the Queens Plaza Subdistrict except where modified by the provisions of this Section and shall supplement or supersede the provisions of the designated Residence or M1 District as applicable.

#### 117-511

##### Large retail establishments

The following uses as listed in Section 42-30 (USES PERMITTED BY SPECIAL PERMIT) shall be permitted as-of-right in the Queens Plaza Subdistrict with no limitation on floor area per establishment:

Department stores; carpet, rug, linoleum or other floor covering stores; clothing or clothing accessory stores; dry goods or fabric stores; food stores; furniture stores; television, radio, phonograph or household appliance stores; or variety stores;

#### 117-512

##### Ground floor use and frontage regulations

On designated streets in the Queens Plaza Subdistrict, as shown on Map 2 in Appendix C of this Chapter, the special ground floor use and frontage regulations of this Section shall apply to any building or other structure fronting on such streets:

Uses located on the ground floor level or within five feet of curb level shall be limited to commercial, manufacturing or community facility uses permitted by the designated district regulations except as modified by the special use provisions of Sections 117-51 and 117-511. A building's ground floor frontage shall be allocated exclusively to such uses, except for lobby space or entrance space:

In no event shall the length of street frontage occupied by lobby space, entrance space and/or a building entrance recess exceed in total 50 percent of the building's total street frontage or 30 feet, whichever is less. However, the total length of street frontage occupied by lobby space and/or entrance space need not be less than 25 feet.

#### 117-513

##### Transparency requirement

The ground floor transparency requirements of this Section shall apply to all developments or enlargements in the Queens Plaza Subdistrict except where the floor area on the ground floor is occupied by uses listed in Use Groups 16 or 17:

At least 50 percent of a building's street wall surface shall be glazed and transparent at the ground floor level. For the purpose of the glazing requirements, the building's street wall surface at the ground floor level shall be measured from the floor to the height of the ceiling or 14 feet above grade, whichever is less. The lowest point at any point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet

above #curb level#. Door or window openings within such walls shall be considered as transparent. Such openings shall have a minimum width of two feet.

In addition, the remaining portion of such building wall that is 50 feet or more in length and contains no transparent element between #curb level# and 14 feet above #curb level# or the ceiling of the ground floor, whichever is higher, or to its full height if such wall is less than 14 feet in height, shall be covered with vines or similar planting or contain artwork or be treated so as to provide visual relief. Plantings shall be planted in soil having a depth of not less than 2 feet, 6 inches and a minimum width of 24 inches.

#### 117-52

#### Queens Plaza Subdistrict Special Bulk Regulations

#### 117-521

#### General provisions

All #buildings and other structures# within the Queens Plaza Subdistrict shall comply with the #bulk# regulations of this Section. The regulations of the designated #Residence# and M1 Districts shall apply as set forth below.

In Areas A-1, A-2, B and C of the Queens Plaza Subdistrict, the #bulk# regulations set forth in Article II, Chapter 3, shall apply to all #residential uses# in a #building or other structure# in accordance with the regulations of the designated #Residence District#, and the #bulk# regulations set forth in Article IV, Chapter 3, shall apply to all #manufacturing#, #community facility# and #commercial uses# in a #building or other structure# in accordance with the regulations of the designated M1 District, except as modified in the special #bulk# regulations of Sections 117-522 through 117-533.

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 use building#, the regulations set forth in this Section shall apply as if such #buildings# were a single #mixed use building#.

#### 117-522

#### Maximum floor area ratio for all uses

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# and #residential uses# in accordance with the applicable designated district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# or #residential uses#, separately or in combination, is specified in the following table:

**MAXIMUM FLOOR AREA RATIO FOR ALL USES  
IN THE QUEENS PLAZA SUBDISTRICT**

Area	Maximum FAR
A-1, A-2	12.0
B	8.0
C	5.0

**117-523****Lot coverage and open space ratio requirements****(a) #Lot coverage# requirements for #residential buildings#**

**In the Queens Plaza Subdistrict, where the designated #Residence District# is an R7 or R9 District, the provisions of Sections 23-142 (in R6, R7, R8 or R9 Districts) through 23-144 regulating minimum required #open space ratios# and maximum #floor area ratios# shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the #lot coverage# requirements set forth for the designated district in Section 23-145, or Section 23-147, for #non-profit residences for the elderly#. For purposes of this Section, #non-profit residences for the elderly# in R7 Districts without a letter suffix, shall comply with the provisions for R7A Districts, as set forth in Section 23-147.**

**Where the designated district is an R7-3 District, the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 80 percent on a #corner lot#.**

**(b) #Lot coverage# and #open space ratio# requirements for #mixed use buildings#**

**#Lot coverage# and #open space ratio# requirements shall not apply to any portion of a #mixed use building# in the Queens Plaza Subdistrict.**

**117-524****Floor area bonus for a residential plaza, urban plaza or arcade:**

**Any #floor area# bonus for a #residential plaza#, #urban plaza# or #arcade# permitted under the regulations of the designated #Residence# or M1 District shall not apply in the Queens Plaza Subdistrict.**

**117-525****Density regulations for residential and mixed use buildings in Areas A-1, A-2, B and C**

In Areas A-1, A-2, B and C of the Queens Plaza Subdistrict, the #lot area per room# requirements of Section 23-20 (Density Regulations) shall not apply. In lieu thereof, the #lot area per dwelling unit# requirements of this Section shall apply as set forth for the applicable designated #Residence District#, as specified in the following table:

**MINIMUM LOT AREA PER DWELLING UNIT REQUIREMENTS  
IN THE DESIGNATED RESIDENCE DISTRICTS**

Designated Residence District	Minimum lot area per dwelling unit (square feet)
R7-3	135
R9	98
R10	79

In addition, each #dwelling unit# shall have at least 400 square feet of #floor area#.

**§17-526**

**Special yard regulations**

**(a) Residential buildings**

No #front yards# or #side yards# are required in the Queens Plaza Subdistrict. However, if any open area extending along a #side lot line# is provided at any level, such open area shall have a minimum width of eight feet.

**(b) Mixed use buildings**

No #front yards# or #side yards# are required in the Queens Plaza Subdistrict. For a #residential# portion of a #mixed use building#, the required #rear yard# shall be provided at any level not higher than the floor level of the lowest #story# containing #dwelling units# or #rooming units#.

**(c) Manufacturing or commercial buildings**

The #rear yard# provisions of the designated M1 District shall apply, except that such #rear yard# provisions shall not apply to #manufacturing# or #commercial developments# or #enlargements# on #through lots#.

**(d) Zoning lots adjacent to the Sunnyside Yard**

On a #zoning lot# sharing a #lot line# with the Sunnyside Yard, no #yards# are required for any #development# within a distance of 100 feet from the shared #lot

line#.

(e) For zoning lots occupying an entire #block#

No #rear yard# or #rear yard equivalent# shall be required for any #development# on a #zoning lot# occupying an entire #block#.

117-53

Height and Setback and Street Wall Location Regulations

The height and setback regulations of the designated #Residence# and M1 Districts shall not apply, except for permitted obstructions pursuant to Sections 23-62 or 43-42, as applicable. In lieu thereof, all #buildings or other structures# shall comply with the regulations set forth in Sections 117-531 (Street wall location) and 117-532 (Setback regulations for buildings that exceed the maximum base height). The height of all #buildings or other structures# shall be measured from the #base plane#.

117-531

Street wall location

- (a) On a #wide street#, and on a #narrow street# within 30 feet of its intersection with a #wide street#, the #street wall# of a #building# shall be located on the #street line# and extend along the entire #street frontage# of the #zoning lot# up to at least the applicable minimum base height specified in the table in Section 117-532, or the height of the #building#, whichever is less. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.
- (b) On a #narrow street# within 100 feet of its intersection with a #wide street#, #street walls# shall extend along the entire width of such #narrow street# frontage of the #zoning lot# and shall rise without setback up to at least the applicable minimum base height specified in the table in Section 117-532, or the height of the #building#, whichever is less. Beyond 100 feet of the intersection of a #wide street#, #street walls# shall extend along at least 70 percent of such #narrow street# frontage of the #zoning lot# and shall rise without setback up to at least the applicable minimum base height specified in such table, or the height of the #building#, whichever is less. Beyond 30 feet of the intersection of a #wide street#, all #street walls# required pursuant to this paragraph, (b), shall be located within eight feet of the #street line#.
- (c) On a #wide street# above the ground floor level, up to 30 percent of the #aggregate width of street walls# may be located beyond the #street line# in compliance with #residential outer court# regulations for #residential# portions of #buildings# and in compliance with #community facility outer court# regulations for all other portions of #buildings#. However, within 20 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, no recesses shall be permitted below a height of 14

feet.

- (d) On a #narrow street#, recesses are permitted at any level in the #street wall# of a base for #outer courts# or balconies. The aggregate length of such recesses shall not exceed 50 percent of the length of the entire #street wall# at any level. However, not more than 30 percent of the aggregate length of such recesses shall exceed a depth of eight feet. Furthermore, within 20 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, no recesses shall be permitted below a height of 14 feet.
- (e) In Area A-1 on the #blocks# specified in Map 3 of Appendix C, a #development# or #enlargement# shall comply with the provisions of paragraphs (a) through (d) of this Section as applicable, except that #street walls# shall be located as specified on Map 3. The #street wall# of a #development# or #enlargement# may be set back only in the areas indicated on Map 3 as "Permitted #Street Wall# Setback Locations," provided that the additional sidewalk widening resulting from such setback is accessible to the public, developed in accordance with the provisions of Section 117-555, and located adjacent to a public sidewalk or mandatory sidewalk widening.
- (f) For any #development# or #enlargement# fronting on Queens Plaza South in Area A-1 or Area B as shown on Map 1 of Appendix C, any #street wall# along Queens Plaza South shall be set back five feet from the #street line# except as otherwise specified on Map 3.

#### 117-532

#### Setback regulations for buildings that exceed the maximum base height:

All portions of #buildings# or other structures# that exceed the maximum base height specified in the table in this Section shall comply with the following provisions:

- (a) At a height not lower than the minimum base height or higher than the maximum base height specified in the table for the applicable area, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street# and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#.

**MINIMUM AND MAXIMUM BASE HEIGHTS FOR BUILDINGS  
IN THE QUEENS PLAZA SUBDISTRICT  
(in feet)**

Area	Minimum Base Height	Maximum Base Height
A-1	60	60
A-2	60	150
B	100	150
C	60	100

- (b) On the #blocks# in Area A-1, as shown on Map 3 of Appendix C, no setbacks are required above the applicable minimum base height specified in the table in paragraph (a). However, if a setback is provided, it shall comply with the provisions of paragraph (a) of this Section.
- (c) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Section.

**117-533**

**Special permit to modify use or bulk regulations**

For any #development#, #enlargement# or change of #use# on a #zoning lot# within the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# requirements, provided the Commission shall find that:

- (a) such modification will aid in achieving the general purposes and intent of the Special District;
- (b) such #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary for the programmatic requirements of the #development#;
- (c) such #bulk# modifications will provide for a better distribution of #bulk# on the #zoning lot#;
- (d) the distribution of #bulk# and the #development# will permit adequate access of light and air to surrounding #streets# and properties; and

(e) such #development# or #enlargement# will relate harmoniously to the #buildings# of the surrounding area.

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

117-54

#### Off-street Parking and Loading Regulations

The off-street parking provisions of Article I, Chapter 3, shall apply except as modified in this Section:

The provisions of paragraph (b) of Section 13-142 (Additional Regulations for Permitted Accessory Off-Street Parking Spaces) shall also apply to Northern Boulevard, Crescent Street and 23<sup>rd</sup> Street.

For #Blocks# 263, 264 and 420, the provisions of Section 13-133 (Community facility, commercial or manufacturing developments) shall be modified as follows: the maximum number of #accessory# off-street parking spaces permitted for a #development# or #enlargement# shall not exceed one space per 4,000 square feet of #floor area# or 200 spaces, whichever is less.

Curb cuts for #developments# shall not be permitted within 40 feet of a #zoning lot line# that abuts the Sunnyside Yard.

117-541

#### Indoor bicycle parking

A designated area for bicycle parking shall be provided in Areas A-1 and A-2 for #commercial developments# or #enlargements# with a minimum #floor area ratio# of 5.0, except where more than 50 percent of the #floor area# of such #development# or #enlargement# is occupied by a #use# listed in Use Groups 16 or 17. Such designated area shall be provided at a ratio of one square foot per 1,000 square feet of #floor area#. Such facility must be enclosed, accessible and secure. Up to 25 percent of the designated bicycle parking area may be used for #accessory# facilities.

117-55

#### Mandatory Plan Elements for the Queens Plaza Subdistrict

117-551

#### General provisions

Within the Queens Plaza Subdistrict, the provisions of Sections 117-552 (Street trees) and 117-553 (Central refuse storage area) shall apply to any #development# or #enlargement# except where more than 50 percent of the #floor area# of such #development#, #enlarge-



ment#, alteration or change of #use# is occupied by a #use# listed in Use Groups 16 or 17.

The provisions of Sections 117-554 (Area A-1 mandatory sidewalk widening and ground floor uses) and 117-555 (Area A-1 mandatory sidewalk widening design requirements) apply to Area A-1 as identified in Map 3 in Appendix C of this Chapter.

#### 117-552

##### Street trees

#Street# trees shall be planted in the #street# adjacent to the #zoning lot#, except that #street# trees shall not be planted along Northern Boulevard and Queens Boulevard. At least one tree of 2.5 inch caliper or more shall be planted for each 25 feet of the entire #street# frontage of the #zoning lot#, excluding the frontage occupied by driveways or as required by the Department of Transportation. Trees shall be planted with gratings flush to grade in at least 200 cubic feet of soil per tree, with a depth of soil of at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with the specifications established by the Department of Parks and Recreation and the Department of Transportation.

If the Commissioner of Buildings determines that the tree planting requirements of this Section cannot be met in part or in whole because of subsoil conditions or the presence of an elevated structure, the number of required #street# trees that cannot be planted as required in this Section shall be planted in the #street# on the same #block# as the #zoning lot# to which it has frontage or at an alternative site approved by the Department of Parks and Recreation and the Department of Transportation.

#### 117-553

##### Central refuse storage area

The provisions of Section 28-23 (Refuse Storage and Disposal) shall apply.

#### 117-554

##### Area A-1 mandatory sidewalk widening and ground floor uses

The sidewalk widening and ground floor #use# provisions of this Section shall apply to all #developments# or #enlargements# with a #floor area ratio# of 3.0 or more:

- (a) Sidewalk widening accessible to the public must be provided in the locations specified on Map 3 of Appendix C of this Chapter. Such mandatory sidewalk widening is subject to the design requirements of Section 117-555.
- (b) Ground floor commercial use restriction

For any #development# or #enlargement# fronting on the mandatory sidewalk widening required in paragraph (a) of this Section, #uses# located on the ground floor level or within five feet of #curb# level shall be limited to #commercial uses# listed in Use Groups 5, 6A, 6C, 7A, 7B, 8A, 8B, 9, 10, 11A, 12A and 12B, where such #uses# are permitted by the special #use# regulations of Section 17-51 (Queens Plaza Subdistrict Special Use Regulations). Any #development# or #enlargement# fronting on such mandatory sidewalk widening shall be allocated exclusively to such #uses# except for lobby space, entrance space, or frontage used for subway access.

### 17-555

#### Area A-1 mandatory sidewalk widening design requirements

##### (a) Access

All mandatory sidewalk widenings shall be accessible directly from an adjoining public sidewalk and unobstructed along at least 50 percent of the total #street# frontage. Driveways and vehicular accessways included as part of the total #street# frontage may not be counted as providing access. All mandatory sidewalk widenings shall be accessible to the public at all times.

There shall be at least one unobstructed pedestrian path of travel providing access to each of the following:

- (1) at least 70 percent of the mandatory sidewalk widening's total area;
- (2) any building lobby accessible to the mandatory sidewalk widening; and
- (3) any #use# that may be present on or adjacent to and having an entrance on the mandatory sidewalk widening.

##### (b) Access for persons with disabilities

The mandatory sidewalk widening shall be accessible to persons with disabilities in accordance with the Americans with Disabilities Act and the American National Standards (ANSI) design standards.

##### (c) Elevation

All mandatory sidewalk widenings shall be located at an elevation not more than three feet above or below the #curb level# of the nearest adjoining sidewalk.

A mandatory sidewalk widening shall be at the same elevation as the adjoining public sidewalk along the #street# frontage providing access, pursuant to paragraph (a) of this Section, for a minimum depth of 10 feet measured perpendicular to the #street line#.

When the size of a mandatory sidewalk widening is 8,000 square feet or more, a maximum of 25 percent of its area may be located at an elevation more than three feet above or below the nearest adjoining sidewalk, which area however may not be located within a depth of 10 feet from the sidewalk measured perpendicular to the #street line#.

Where an existing subway station entry is located on the sidewalk area abutting a mandatory sidewalk widening, the mandatory sidewalk widening shall be developed at the same elevation as the adjoining sidewalk for a distance of at least 15 feet in all directions from the entry except as required for drainage. No obstruction shall be permitted within such portion of the mandatory sidewalk widening.

**(d) Permitted obstructions**

The provisions of paragraphs (g)(1), (g)(2), (g)(3), (g)(5) and (g)(6) of Section 37-04 (Requirements for Urban Plazas) shall apply, except that in the case of kiosks, the provisions of paragraph (g)(3) shall be modified as follows: the aggregate area occupied by such kiosks shall not exceed 60 square feet or 1.5 percent of the area occupied by the sidewalk widening.

**(e) Driveways, parking spaces, loading berths, exhaust vents and building trash storage facilities**

The provisions of paragraph (h) of Section 37-04 shall apply.

**(f) Trees**

One tree per 500 square feet of sidewalk widening is required. Each tree shall measure at least 2.5 inches in caliper at the time of planting. Each tree shall be planted in at least 200 cubic feet of soil with a depth of at least 3 feet, 6 inches.

**(g) Paving**

The provisions of paragraph (l) of Section 37-04 shall apply.

**(h) Seating**

One linear foot of seating for every 150 square feet of mandatory sidewalk widening shall be provided. In addition, the provisions of Section 62-672 (Seating) shall apply.

**(i) Bicycle parking facilities**

The provisions of Section 27-123 (Bicycle parking facilities) shall apply.

**(j) Drinking fountains**

The provisions of Section 27-124 (Drinking fountains) shall apply.

**(k) Aesthetic amenities**

One of the following amenities shall be provided:

- (1) prominent lighting that enhances the architectural features of the upper stories of the #building#;
- (2) an ornamental water feature within the mandatory sidewalk widening; or
- (3) artwork, such as sculpture, within the mandatory sidewalk widening.

**(l) Lighting**

The provisions of paragraph (n) of Section 37-04 shall apply, except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

**(m) Sidewalk widening signs**

The provisions of paragraph (c)(2) of Section 37-04 shall apply.

**(n) Maintenance**

The provisions of paragraph (q) of Section 37-04 shall apply.

**117-56**

Special permit for bulk modifications on #Blocks# 86/72 and 403

For any #development# or #enlargement# on a #zoning lot# that has at least 50,000 square feet of #lot area#, located on #Block# 86/72 or #Block# 403 in Area C as shown on Map 1 of Appendix C of this Chapter, the City Planning Commission may increase the #floor area ratio# up to a maximum of 8.0 and may modify the #street wall# regulations of paragraphs (a) and (b) of Section 117-531 (Street wall location), provided that all open areas on the #zoning lot# shall be accessible to the public and shall include an open area of not less than 20,000 square feet, provided the Commission finds that:

- (a) such open area is designed so that it provides recreational opportunities for the community;
- (b) the portion of the #development# or #enlargement# adjacent to the public open area shall be either a retail #use#, other #use# or treatment that complements the open area;

and

- (c) such modification of the #street wall# requirements is necessary to accommodate the publicly accessible open area and will result in a better site plan.

Design elements of the open area including lighting, paving, #signs# and plantings shall be specified in the application.

The provisions of paragraph (o) (Public space signage systems), and of paragraph (q) (Maintenance), of Section 37-04 (Requirements for Urban Plazas) shall apply.

The Commission may prescribe appropriate conditions and safeguards including requirements for sanitation, security including lighting, landscaping or limitations on the manner and/or hours of operation to minimize adverse effects on the character of the surrounding area.

117-57

Modification of Article V, Chapter 4

The provisions of Section 123-80 (Modification of Article V, Chapter 4), of the Special Mixed Use District shall apply within the Queens Plaza Subdistrict.

#### APPENDIX A

Hunters Point Subdistrict Map Special Long Island City Mixed Use District and Subdistricts Map

(SPECIAL DISTRICT AND SUBDISTRICT MAP)

8/14/86

#### APPENDIX A B

Court Square Subdistrict Plan Map

(SUBDISTRICT PLAN MAP)

8/17/89

#### APPENDIX B

#### Description of Improvements

This Appendix lists describes the mandatory lot improvements which that are designated on the District Plan Map (Appendix A B) for the Court Square Subdistrict. The appendix This description refers to the text for requirements and standards for the following improvements.

#Block# 1

- (1) A subway improvement, to consist of a connection between the G and 7 lines and maintenance of glass partitions in the control area of the E/F Ely Avenue mezzanine and near the control area of the G mezzanine which are to be installed by the developer of #Block# 2. The developer shall notify the Chairperson of the City Planning Commission upon both application for and issuance of a first building permit for the #development# on this #block#.

#Block# 2

- (1) A subway improvement, to consist of a connection between the E/F and G lines preparation of preliminary plans for a G/7 connection and installation of glass partitions in the control area of the E/F Ely Avenue mezzanine and near the control area of the G mezzanine upon receipt of a written request by the Chairperson of the City Planning Commission, which shall occur only after the issuance of a first building permit for the #development# on #Block# 1.

#Block# 3

- (1) A subway improvement, to consist of construction of a building entrance within the #lot line# at the northwestern corner of the #block#, a direct link to the 7 platform, and construction of a new mezzanine area; and/or
- (2) A subway improvement, to consist of a substantial physical improvement to the G platform and mezzanine areas, including reconfiguration of control areas as necessary and acoustical upgrading.

**APPENDIX C**

**Queens Plaza Subdistrict**

**Map 1 - Designated Districts**

**(MAP 1 DESIGNATED DISTRICTS)**

**Map 2 - Ground Floor Uses**

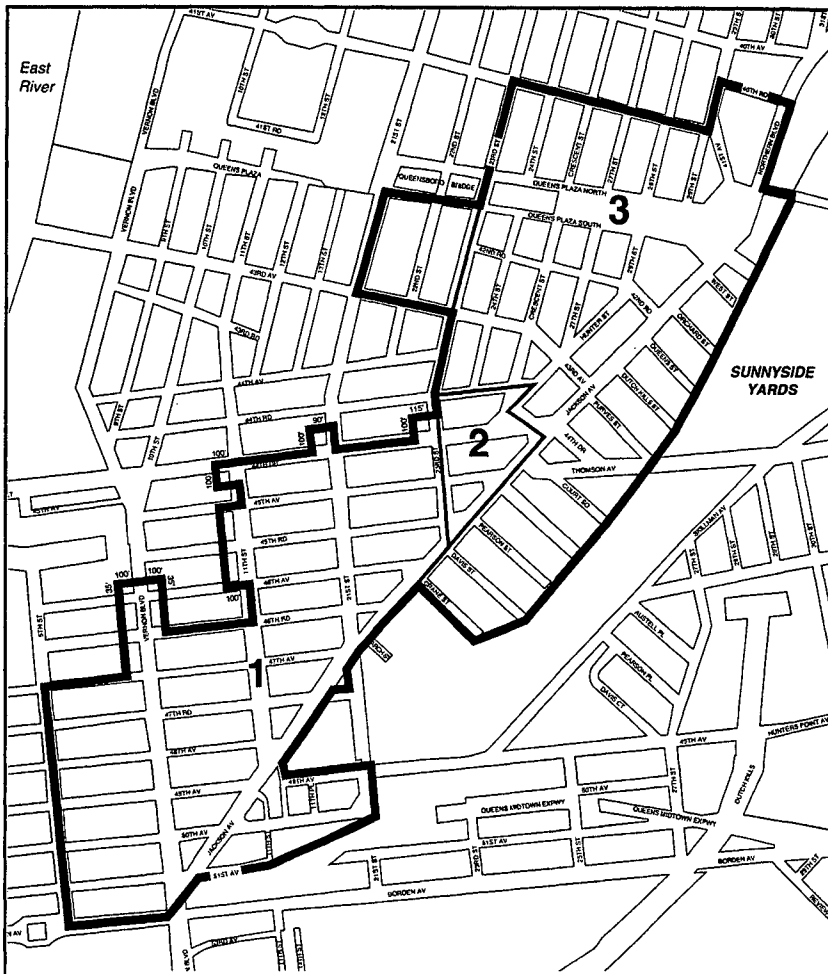
**(MAP 2 GROUND FLOOR USES)**

**Map 3 - Area A-1 Sidewalk Widening, Street Wall Location and Ground Floor Use**

**(MAP 3 AREA A-1 SIDEWALK WIDENING AND STREET WALL LOCATION)**

### APPENDIX A

Map 1. Special Long Island City Mixed Use District and Subdistricts Map



— LIC Special District Boundary

— Subdistrict Boundary

1 Hunters Point Subdistrict

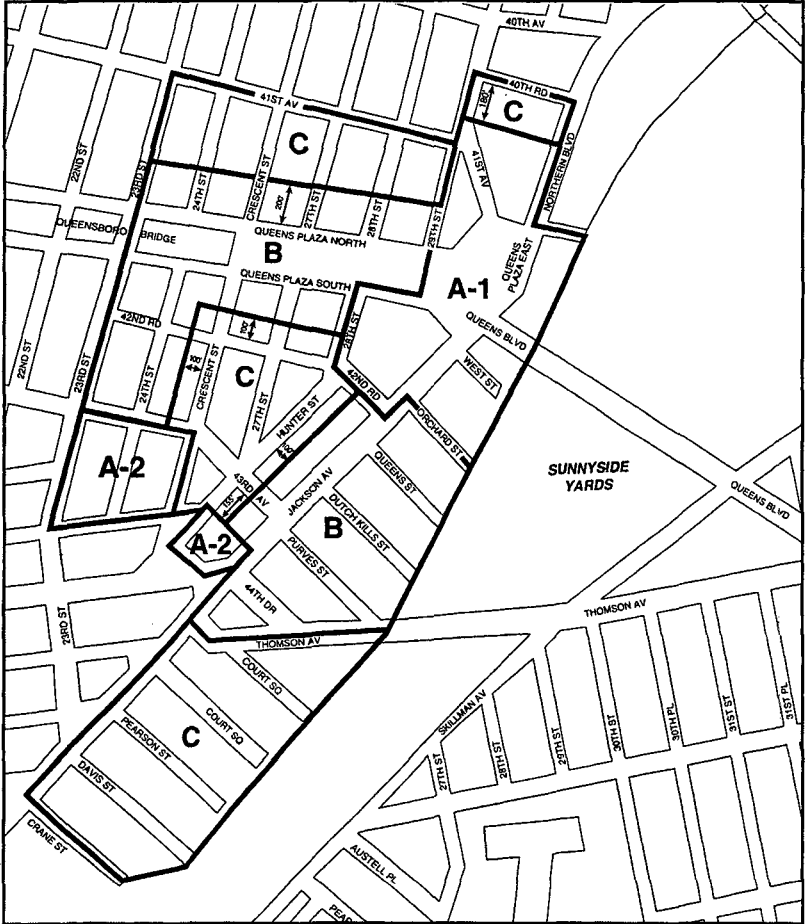
2 Court Square Subdistrict

3 Queens Plaza Subdistrict



**APPENDIX C**

Map 1. Areas and Designated Districts within the Queens Plaza Subdistrict



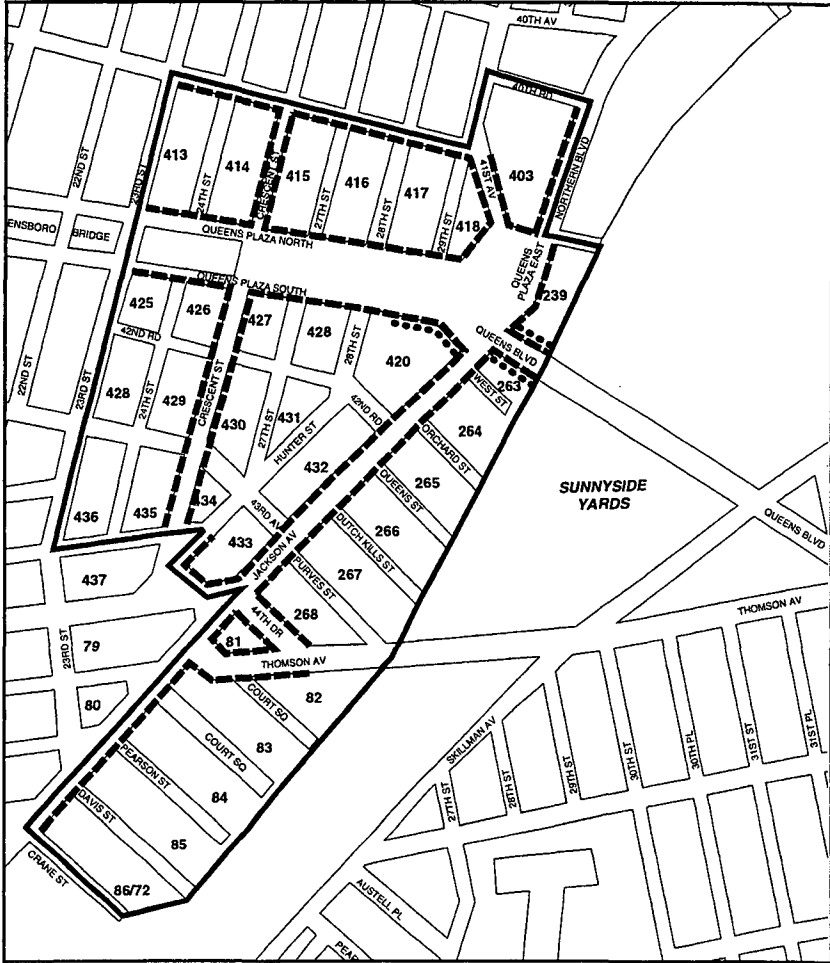
- AREA A-1 M1-6/R10
- AREA A-2 M1-6/R10
- AREA B M1-5/R9
- AREA C M1-5/R7-3





**APPENDIX C**

Map 2. Ground Floor Use and Frontage

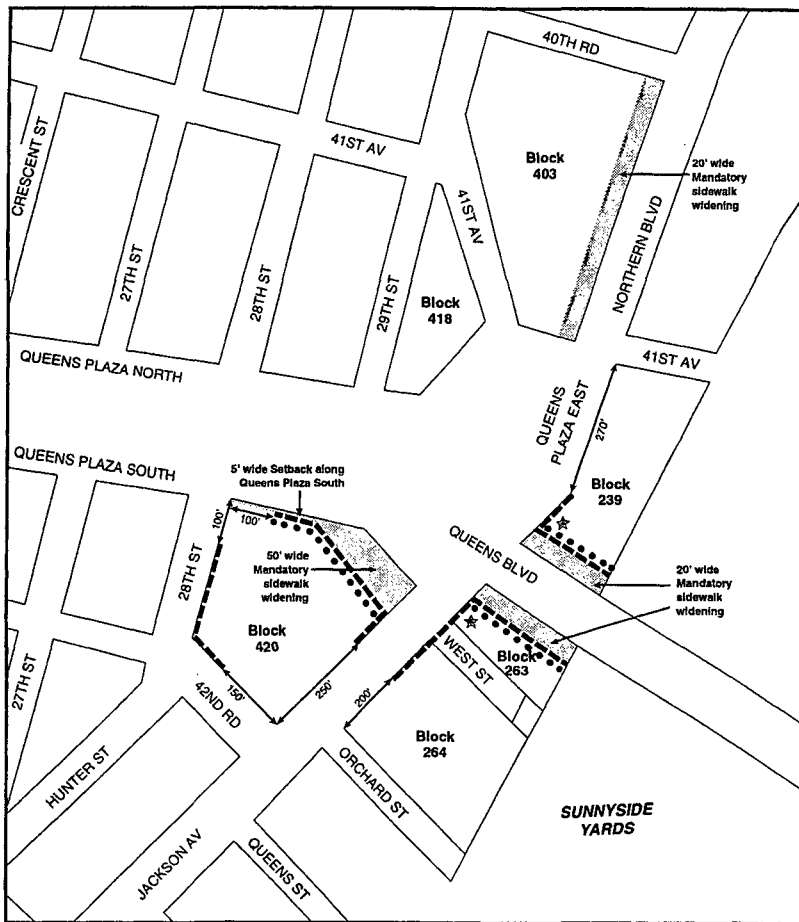




- SUBDISTRICT BOUNDARY
- - - STREET FRONTAGES WHERE GROUND FLOORS ARE RESTRICTED TO NON-RESIDENTIAL USES
- STREET FRONTAGES WHERE GROUND FLOORS ARE RESTRICTED TO COMMERCIAL USES





**APPENDIX C**

Map 3. Area A-1 Sidewalk Widening, Street Wall Location and Ground Floor Plan



 Area A-1 Mandatory Sidewalk Widening  
 Permitted Street Wall Setback Locations

 Ground Floor Commercial Use only  
 Additional 1,500 sq. ft. of sidewalk widening to be located within 100' of the intersection.



(On March 28, 2001, Cal. No. 4, the Commission scheduled April 11, 2001 for a public hearing which has been duly advertised.)

**Continue the hearing.**

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**No. 12**

**CD 2**

**C 000483 ZSQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by G & M Realty, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 117-56\* of the Zoning Resolution to allow the increase of the floor area ratio to 8 and permit modification of the regulations of Section 117-531\* (Street Wall Location), (a) and (b), to allow the waiver of the required location of street walls to facilitate the construction of a commercial development on property located on the southerly side of Jackson Avenue between Crane and Davis Streets (Block 86, Lots 1, 7 & 22 and Block 72, Lot 80)), in an M1-5/R7-3\* District, within the Special Long Island City Mixed Use District\*.

\*Note: Sections 117-56 and 117-531 are proposed under a related application for an Amendment of the Zoning Text (N 000407 ZRQ) and the M1-5/R7-3 District and Special Long Island City Mixed Use District are proposed under a related application for an Amendment of the Zoning Map (C 000406 ZMQ).

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

(On March 28, 2001, Cal. No. 5, the Commission scheduled April 11, 2001 for a public hearing which has been duly advertised.)

**Continue the hearing.**

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CD 2

C 010260 PPQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 28-10 Queens Plaza South (Block 420, Lot 1), pursuant to zoning and with the requirement that in the event of future development, 1,150 public parking spaces shall be provided on the property.

(On March 28, 2001, Cal. No. 6, the Commission scheduled April 11, 2001 for a public hearing which has been duly advertised.)

Continue the hearing.

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**NOTICE**

**On Wednesday, April 11, 2001, at 10:00 a.m., in City Hall, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning several amendments to the zoning map and zoning text, and other related actions, for 37 blocks in the vicinity of Queens Plaza and the Sunnyside Railroad Yards in Long Island City, Queens, Community Districts 1 and 2, to establish a new Special Long Island City District.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 00DCP055Q.**

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**BOROUGH OF STATEN ISLAND**

**Nos. 14 and 15**

*(Applications for the grant of a special permit and site selection to allow a combined fire and ambulance station)*

**No. 14**

**CD 3**

**C 010318 ZSR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Fire Department and the Department of Citywide Administrative Services pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution to allow a combined fire and ambulance station to be located at the southwesterly corner of the intersection of Veterans Road East and Rossville Avenue (Block 7067, Lot 252), in an R3-2 District, within the Special South Richmond Development 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 March 28, 2001, Cal. No. 7, the Commission scheduled April 11, 2001 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 15**

**CD 3**

**C 010319 PSR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Fire Department 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 the southwest corner of Rossville Avenue and Veterans Road East (Block 7067, Lot 252), for use as a fire and ambulance station.

**III. REPORTS**

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**BOROUGH OF BROOKLYN**

**No. 16**

**CD 5**

**C 990016 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 twenty-three (23) 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.

(On February 28, 2001, Cal. No. 1, the Commission scheduled March 14, 2001 for a public hearing. On March 14, 2001, Cal. No. 7, the hearing was closed.)

**For consideration.**

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**Nos. 17, 18, and 19**

*(Applications for the 9<sup>th</sup> Amendment to the Williamsburg I Urban Renewal Plan, amendment to the City Map, designation of an Urban Development Action Area and Project, and disposition of property)*

**No. 17**

**CD 1**

**C 000495 HUK**

**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 9th amendment to the Williamsburg I Urban Renewal Plan for the Williamsburg I Urban Renewal Area.

The proposed plan:

1. Subdivides Site 1D by removing 498 and 500 Bedford Avenue and creating a new Site 1F.
2. Modifies the Land Use Map to reflect the proposed narrowing of Clymer Street adjacent to Site 1F.
3. Modifies the definition of residential land use to permit community facilities within residential designated sites including Site 1F.
4. Modifies Table 1 to include Site 1F.
5. Updates the schedule for effectuation of the Plan.

The proposed plan would facilitate rehabilitation of two existing buildings for community facility and residential use.

(On February 28, 2001, Cal. No. 2, the Commission scheduled March 14, 2001 for a public hearing. On March 14, 2001, Cal. No. 8, the hearing was closed.)

**For consideration.**

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No. 18

CD 1

C 000496 MMK

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, **for an amendment to the City Map involving the elimination, discontinuance and closing of a portion of Clymer Street, from the southwesterly line of Bedford Avenue to a point 90.00 feet southwesterly therefrom, the adjustment of grades necessitated thereby, and any acquisition or disposition of real property related thereto, in accordance with map No. X-2644, dated September 28, 2000 and signed by the Borough President.**

(On February 28, 2001, Cal. No. 3, the Commission scheduled March 14, 2001 for a public hearing. On March 14, 2001, Cal. No. 9, the hearing was closed)

**For consideration.**

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## No. 19

CD 1

C 000497 HAK

**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 498 and 500 Bedford Avenue (Block 2168, Lots 36 and 37), 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 rehabilitation of two existing buildings for community facility and residential use.

(On February 28, 2001, Cal. No. 4, the Commission scheduled March 14, 2001 for a public hearing. On March 14, 2001, Cal. No. 10, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

## No. 20

CD 1

N 010213 ZRM

**IN THE MATTER OF** an application submitted by McGraw Hill Companies, Inc., pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York relating to Section 91-13 of Article IX, Chapter 1 concerning the sign regulations of the *Special Lower Manhattan District*.

**Proposed Text Amendment**

Matter in Graytone is new, to be added;

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

Matter within # # is defined in Sections 12-10 or 84-01 of the Zoning Resolution



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91-133:

Height of Signs in C6-9 Districts

In C6-9 Districts within the #Special Lower Manhattan District#, the regulations of Section 32-655 (Height of Signs in all other Commercial Districts) may be modified to allow a maximum height of 50 feet above curb level, provided the Chairperson of the City Planning Commission certifies that the design features of the existing #building#, as they appear on (date this section is approved), would unduly obstruct the visibility of the #sign# without such modification.

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(On February 28, 2001, Cal. No. 5, the Commission scheduled March 14, 2001 for a public hearing. On March 14, 2001, Cal. No. 11, the hearing was closed.)

For consideration.

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No. 21

CD 5

N 000549 ZAM

**IN THE MATTER OF** an application submitted by 170 Fifth Associates Inc. c/o Valhal Corp. for the grant of an authorization pursuant to Section 15-20(b) of the Zoning Resolution to waive the preservation requirements of Section 15-211 and to approve the cancellation of recorded restrictive declarations of Section 15-214 in connection with the residential conversion of floors 2 through 13 at 170 Fifth Avenue (Block 823, Lots 1001-10014) in C6-4M and M1-6M Districts.

Plan for this proposal are on file with the City Planning Commission and may be seen in Room 6W, 22 Reade Street, New York, N.Y. 10007.

For consideration.

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**BOROUGH OF QUEENS****No. 22****CDs 10, 12, 13, 14****C 010240 PPQ**

**IN THE MATTER OF** an application submitted by the Department of Business Services and the Economic Development Corporation pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at **John F. Kennedy International Airport (Block 14260, part of Lot 1)**, restricted to airport uses and uses ancillary thereto.

(On March 14, 2001, Cal. No. 5, the Commission scheduled March 28, 2001 for a public hearing. On March 28, 2001, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**CITYWIDE**
**No. 23****CITYWIDE****Draft Ten-Year Capital Strategy**

Pursuant to Section 234 of the New York City Charter, the Draft Ten-Year Capital Strategy, Fiscal Years 2002-2011, was issued jointly by the Office of Management and Budget and the Department of City Planning on January 25, 2001. After a public comment period, it will be issued in final form by the Mayor. Issued every two years, the strategy proposes capital commitments to be made during the ensuing ten years, by program category and agency.

Copies of the draft strategy may be obtained at the Department of City Planning Bookstore, 22 Reade Street, New York, NY 10007-1216, telephone 212-720-3667.

(On March 14, 2001, Cal. No. 6, the Commission scheduled a public hearing for March 28, 2001. On March 28, 2001, Cal. No. 15, the hearing was closed.)

**For consideration.**

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